



19 Baydon Close

Trowbridge BA14 0RS

A fantastic opportunity to purchase a good sized two double bedroom house in a cul-de-sac location in the well regarded Wiltshire Drive development close to parkland walks, shops and primary schools. This ideal first time buy features lounge/dining room, conservatory, modern kitchen, two double bedrooms and modern bathroom. Benefits include UPVC double glazing, gas central heating, south-east facing garden, garage and driveway providing off road parking. Viewing highly recommended.

Guide Price £230,000





ACCOMMODATION

All measurements are approximate

Entrance Porch

Obscured UPVC double glazed door to the front. Obscured UPVC double glazed windows to the front and side. Vinyl flooring. Glazed door to the:

Lounge/Dining Room

16'3 x 12'1 (4.95m x 3.68m)

UPVC double glazed window to the front. Two radiators. Television point. Wood effect flooring and coving. Smoke alarm. Door to stairs leading to the first floor. Door to the kitchen. UPVC double glazed windows and door to the:

Conservatory

11'7 x 9'9 (3.53m x 2.97m)

UPVC double glazed and brick construction with French doors to the rear. Tiled flooring.



Kitchen

10'0 x 7'1 (3.05m x 2.16m)
UPVC double glazed window to the rear. Range of oak shaker style wall, base and drawer units with tiled splash-backs and rolled top work surfaces. One and a half bowl sink drainer unit with mixer tap. Built-in stainless steel electric oven and four-ring induction hob with extractor hood over. Plumbing for washing machine. Space for fridge/freezer. Enclosed modern Vaillant boiler. Tiled flooring and coving.

FIRST FLOOR

Landing

UPVC double glazed window to the front. Radiator. Smoke alarm. Access to loft space. Doors off and into: airing cupboard housing hot water tank and shelving.

Bedroom One

13'2 x 8'11 (4.01m x 2.72m)
UPVC double glazed window to the rear. Radiator. Coving. Television point.

Bedroom Two

10'7 x 7'2 (3.23m x 2.18m)
UPVC double glazed window to the front. Radiator. Coving.

Bathroom

Obscured UPVC double glazed window

to the rear. Chrome towel radiator. Three piece white suite with tiled surrounds comprising shower end panelled bath with shower over and glass screen enclosing, pedestal wash hand basin and w/c with dual push flush. Tiled flooring. Extractor fan.

EXTERNALLY

To The Front

Storm porch over front door. Gravel and concrete driveway providing off road parking.

To The Rear

Enclosed south-east facing garden comprising small decked area to the immediate rear, area laid to lawn, paved patio areas and area laid to gravel Garden shed. All enclosed by fencing with gated rear pedestrian access.

Garage

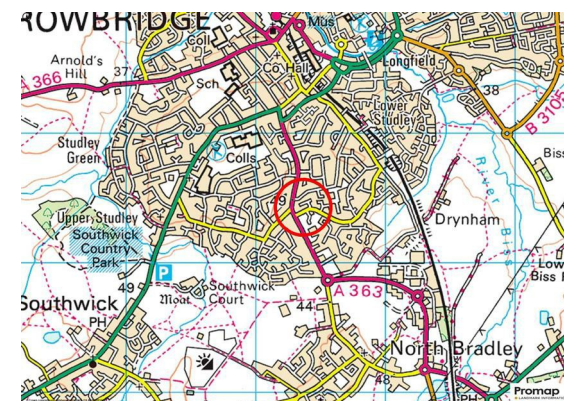
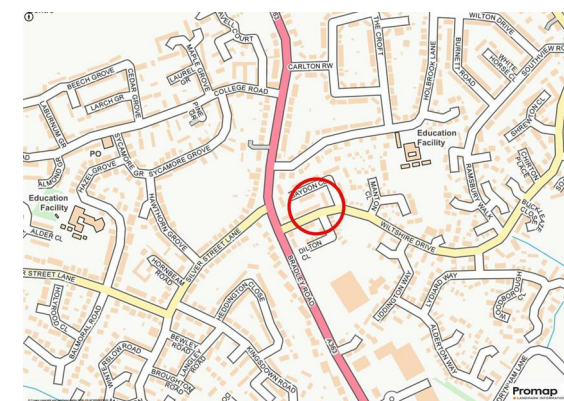
15'11 x 8'2 (4.85m x 2.49m)
Up and over door to the front. Power and lighting.



Tenure **Freehold**
Council Tax Band **B**
EPC Rating



Total area: approx. 84.1 sq. metres (905.3 sq. feet)



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.