



34 Rodwell Park

Trowbridge BA14 7LY

A good sized three bedroom semi-detached family home in need of some modernisation, situated in a cul-de-sac position in the popular St Thomas Road area close to well regarded primary school, bus stop and corner shop. Accommodation entrance hall, living room, dining room, kitchen and refitted shower room. Features include UPVC double glazing, gas central heating with Vaillant boiler, good sized established front and rear gardens, garage and driveway providing off road parking. The property is also sold with the added benefit of no chain. Viewing is highly recommended.

Guide Price £325,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

Obscured UPVC double glazed window and door to the front. Radiator. Stairs to the first floor with stair lift and storage cupboard under. Thermostat. Telephone point. Smoke alarm. Doors off and into:

Living Room

12'10 x 11'9 (3.91m x 3.58m)

UPVC double glazed window to the front. Radiator. Television point. Coving. Opening to the:

Dining Room

9'10 x 9'2 (3.00m x 2.79m)

UPVC double glazed windows and French doors to the rear. Radiator. Coving. Bi-fold doors to the:

Kitchen

10'2 x 9'3 (3.10m x 2.82m)

UPVC double glazed window to the rear. Radiator. Range of wall, base and larder cupboards with tiled splash-backs and rolled top work surfaces. One and a half bowl sink drainer unit with mixer tap. Electric cooker point. Plumbing for washing machine. Breakfast bar. Tiled flooring. Obscured UPVC double glazed window and door to the side. Smoke alarm. Door to the hall.

FIRST FLOOR

Landing

UPVC double glazed window to the side. Smoke alarm. Doors off and into: airing cupboard housing Vaillant combi boiler and shelving.

Bedroom One

13'0 x 11'6 (3.96m x 3.51m)

UPVC double glazed window to the front. Radiator. Built-in double wardrobe.

Bedroom Two

13'0 x 8'6 (3.96m x 2.59m)

UPVC double glazed window to the rear. Radiator. Built-in double wardrobe. Wall lights. Telephone point.

Bedroom Three

8'7 x 6'6 max (2.62m x 1.98m max)

UPVC double glazed window to the front. Radiator.

Refitted Shower Room

Obscured UPVC double glazed window to the rear. Radiator. Three piece white suite with tiled surrounds comprising corner shower cubicle with mains shower over and sliding doors enclosing, pedestal wash hand basin and w/c with dual push flush. Vinyl flooring. Mirrored cabinet with light over.

EXTERNALLY

To The Front

Ramp to the front door with storm porch. Area laid to lawn with mature trees and shrubs. Driveway providing off road parking. Gated side pedestrian access to the rear.

To The Side & Rear

Good sized established garden comprising paved patio to the side with pergola over and Wisteria, large paved patio area to the immediate rear with brick built bbq, areas laid to loose stone chippings and well stocked and established borders with a variety of plants, trees and shrubs. Garden shed and greenhouse. Outside tap and light. All enclosed by fencing and hedgerow.

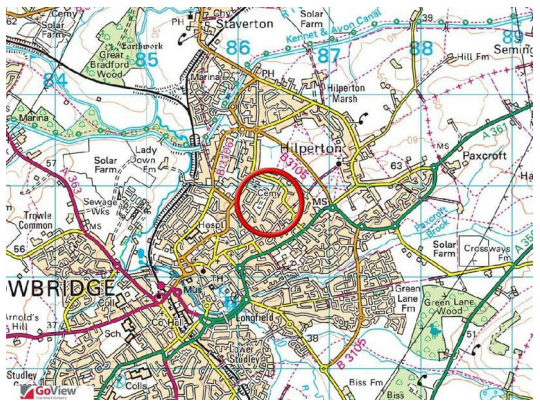
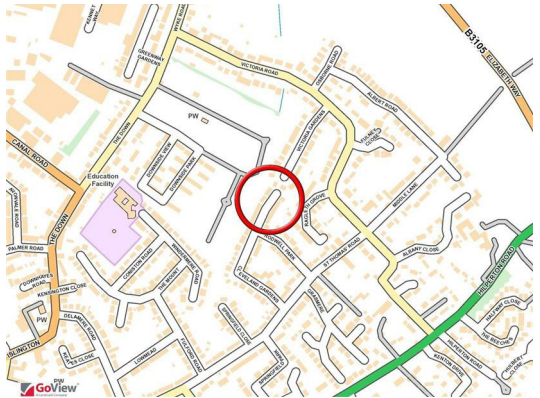
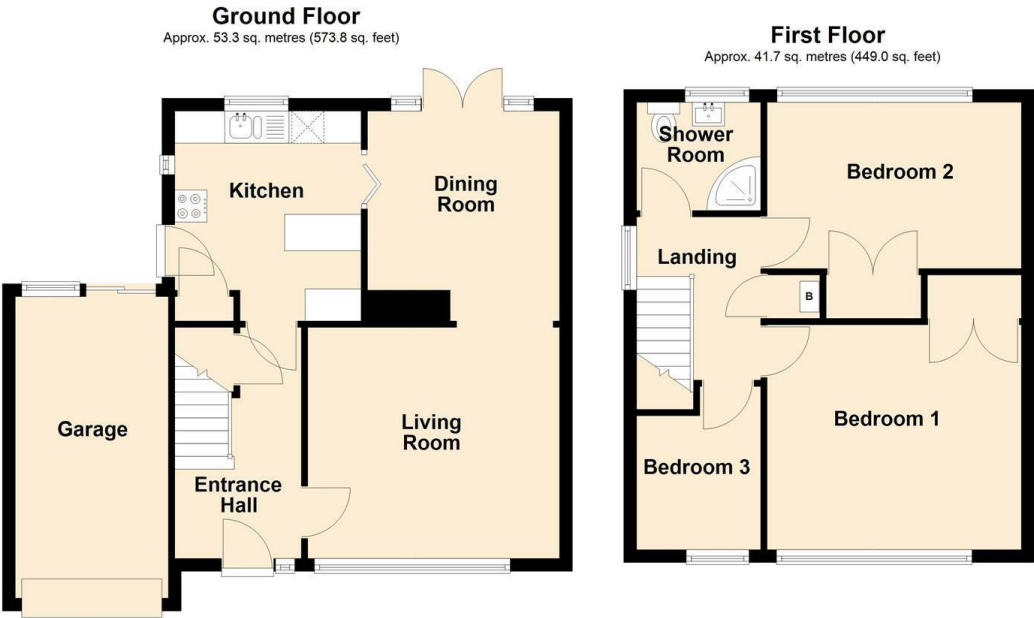
Garage

15'4 x 7'10 (4.67m x 2.39m)

Modern electric roller door to the front. Window and sliding door to the rear. Power and lighting.



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



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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.