



73 Ashton Street Trowbridge BA14 7ET

A fantastic opportunity to purchase a three bedroom semi-detached Victorian house accessed via its own private driveway, situated close to shop and primary school, and within approximately one mile of the town centre, park, cinema/restaurant complex & railway station. The charming and cosy interior features kitchen with Range Master cooker, living room with door onto courtyard garden, conservatory/dining room, study/utility, cloakroom, three bedrooms, refitted family bathroom, UPVC double glazing and gas central heating. External features boasting south facing private garden, additional private courtyard garden, parking for 2-3 vehicles and detached garage. Internal viewing is highly recommended to appreciate the period charm and cosy décor, this comfortable home has to offer. Vendor suited with closed chain.

Offers Over £260,000



ACCOMMODATION

All measurements are approximate

Kitchen

11'12" x 8'8" (3.65 x 2.65)

Part obscured glazed stable door to the front. Range of solid wood wall, base and drawer units with tiled splash-backs, solid wood and marble work tops. Belfast sink with mixer tap. Range Master cooker. Dishwasher remaining. Integrated fridge. Original quarry tiled flooring and inset ceiling spotlights. Cupboard housing Worcester combi boiler. Door to the living room. Opening to the:

Conservatory/Dining Room

13'7" x 9'6" (4.15 x 2.90)

UPVC double glazed windows to the front and side. UPVC double glazed French doors to the front. Radiator. Tiled flooring. Exposed stone wall. High level cupboard housing fuse box and electric meter.

Living Room

15'5" x 12'4" (4.69 x 3.76)

UPVC double glazed window and door to the front. Radiator. Television point. Stairs to the first floor with cupboard under. Wood flooring and wall lights. Door to the:



Study/Utility

8'1" x 6'3" (2.47 x 1.90)

UPVC double glazed window to the front. Radiator. Range of wall, base and drawer units with solid wood work tops. Cupboard housing plumbing for washing machine with space for tumble dryer over. Tiled flooring and inset ceiling spotlights. Coat hanging space. Bi-fold doors to the:

Cloakroom

W/C. Wall mounted cupboard. Tiled flooring. Extractor.

FIRST FLOOR

Landing

Radiator. Wall lights. Access to boarded loft space. Doors off and into:

Bedroom One

12'6" x 8'10" (3.80 x 2.70)

UPVC double glazed window to the front. Radiator.

Bedroom Two

9'3" x 7'11" (2.82 x 2.41)

UPVC double glazed window to the front. Radiator. Built-in double wardrobe with hanging rails and shelving.

Bedroom Three

11'6" x 5'9" (3.51m x 1.75m)

UPVC double glazed window to the front. Radiator. Access to loft space. Built-in drawers and shelving.

Refitted Bathroom

Obscured UPVC double glazed window to the side. Three piece white heritage style suite with tiled and panelled surrounds comprising panelled bath with electric shower over and glass screen enclosing, wash hand basin with cupboard under and w/c. Tiled flooring and inset ceiling spotlights. Extractor. Illuminated mirror. Built-in laundry cupboard and linen cupboard.

EXTERNALLY

Bi-fold gates enclosing driveway providing off road parking for 2-3 vehicles; and feature lighting. Good sized southerly facing garden with private aspect comprising paved patio area, area laid to lawn, gate leading to additional area laid to lawn, well stocked borders with a variety of plants, trees and shrubs; all enclosed by fencing and hedgerow. Storm porch over kitchen door with entrance light. Tap. Storage shed and space for bins. Gate to enclosed private courtyard garden comprising area laid to paving, summer house, borders with a variety of plants, trees and shrubs; all enclosed by fencing and walling.

Summer House

8'4" x 6'6" (2.55 x 1.97)

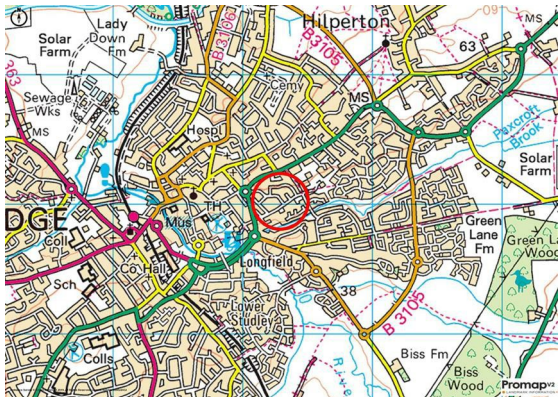
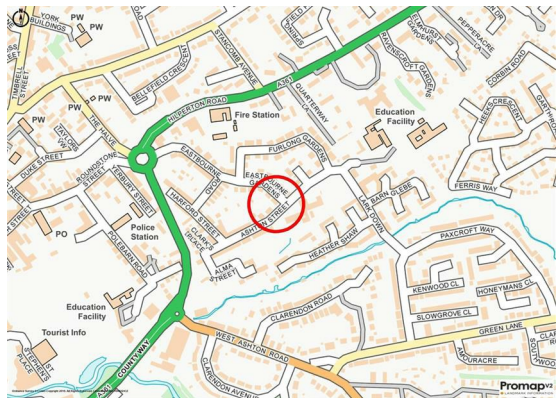
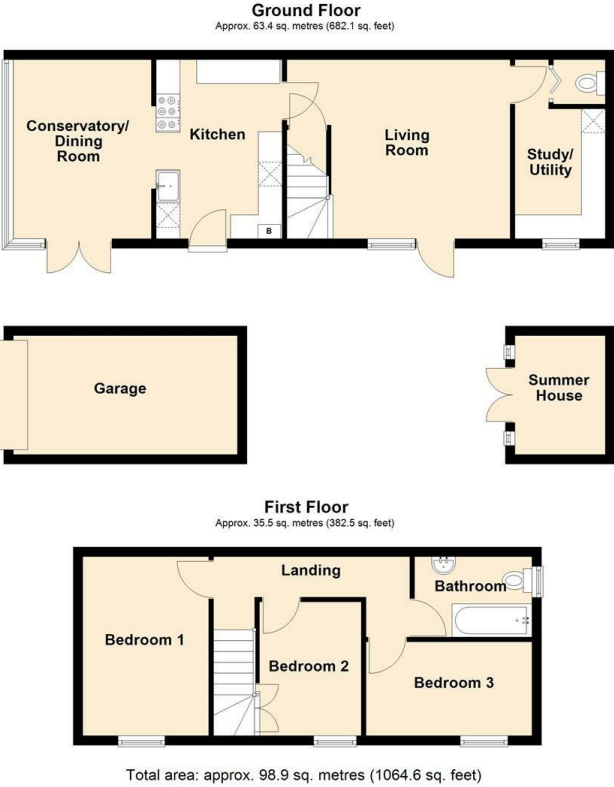
Garage

15'5" x 8'3" (4.70 x 2.52)

Up and over door to the front.



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




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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.