



KINGSTONS

30 Seymour Court

Trowbridge BA14 8LP

A well presented, modern two double bedroom terrace home situated in a cul-de-sac location just off the town centre, close to shop, amenities and railway station. Viewing recommended. Accommodation comprises entrance hall, refitted kitchen, lounge/diner, and refitted family bathroom. Benefits include UPVC double glazing, gas central heating with combi boiler, enclosed low maintenance garden with private aspect and off road parking.

Ideal investment or FTB - Viewing recommended.

Offers Over £180,000





Accommodation

All measurements are approximate.

Entrance Hall

UPVC double glazed door to the front. Stairs to first floor. Fuse box. Radiator. Door to Lounge/Diner and doorway to:

Kitchen

10' x 6' (3.05m x 1.83m)

UPVC double glazed window to front. A selection of wall, base and drawer units with tiled splash-backs and roll top work surfaces. Acrylic single sink drainer unit with mixer tap. Electric cooker. Plumbing for washing machine. Space for fridge/freezer. Tile effect, vinyl flooring.

Lounge/Diner

12'3" x 14'7" (3.73m x 4.45m)

UPVC double glazed window and door to rear. Radiator. Contemporary wood burner with stone hearth. Television Point. Door to understairs storage cupboard. Coving.



First Floor

Landing

Access to loft space. Doors off and into linen cupboard with shelves.

Bedroom One

12'3" x 8'9" (3.73m x 2.67m)
UPVC double glazed window to rear.
Radiator.

Bedroom Two

9' x 8'5" (2.74m x 2.57m)
UPVC double glazed window to front.
Radiator. Cupboard housing combi boiler.

Family Bathroom

Modern three piece suite with tiled surrounds, comprising panelled bath with electric shower over, pedestal wash hand basin and w/c with dual push flush. Tiled vinyl flooring and extractor fan.

Externally

To The Front

Storm porch over front door. Storage cupboard. Driveway for one vehicle. EV charging point.

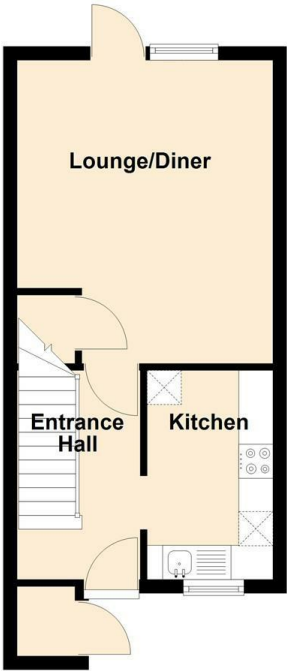
To the Rear

Enclosed, low maintenance, rear garden with private aspect. Comprising patio area to the immediate rear, areas laid to gravel and additional paved patio areas. All enclosed by fencing with gated rear pedestrian access.

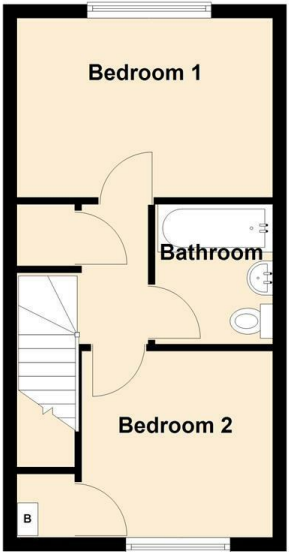


Tenure **Freehold**
Council Tax Band **B**
EPC Rating **C**

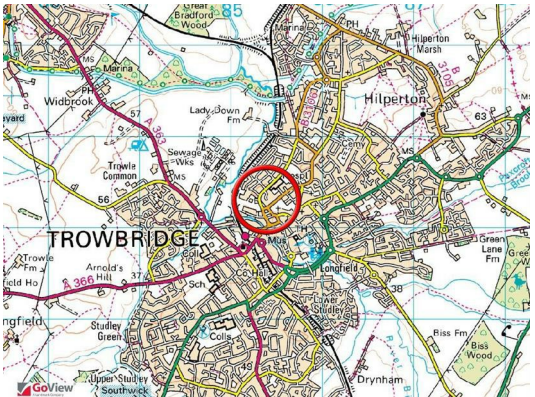
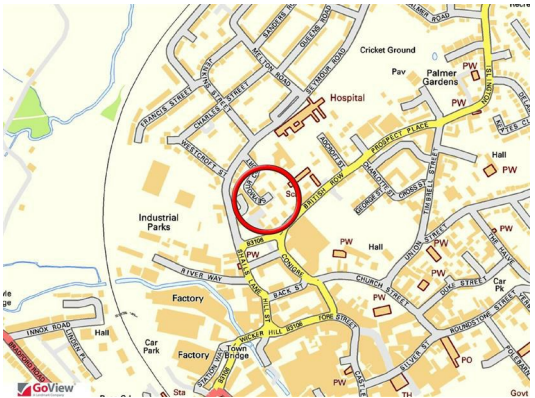
Ground Floor
Approx. 29.4 sq. metres (316.4 sq. feet)



First Floor
Approx. 28.4 sq. metres (306.2 sq. feet)



Total area: approx. 57.8 sq. metres (622.5 sq. feet)




KINGSTONS
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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.