



## 30 Westfield Road

Trowbridge BA14 9JQ

A fantastic opportunity to purchase a three bedroom end of terrace property situated on a large corner plot with potential for a building plot or to extend subject to planning. The property whilst in a habitable condition would benefit from a programme of modernisation.

Accommodation comprises entrance hall, lounge/dining room, kitchen, utility room, cloakroom, bathroom and separate w/c. Benefits include UPVC double glazing, gas central heating and gardens to the front, side and rear. Offered for sale with no onward chain.

**Offers Over £230,000**







## **ACCOMMODATION**

All measurements are approximate

### **Entrance Hall**

UPVC double glazed door to the front. Radiator. Smoke alarm. Stairs to the first floor. Door to the:

### **Lounge/Dining Room**

17'11 x 12'8 (5.46m x 3.86m)

UPVC double glazed windows to the front and rear. Two radiators. Gas fire with back boiler. Television point. Coving. Door to the:

### **Kitchen**

11'1 x 9'6 max (3.38m x 2.9m max)

UPVC double glazed window to the rear. Radiator. Range of wall, base and drawer units with tiled splash-backs and rolled top work surfaces. Stainless steel one and a half bowl sink drainer unit with mixer tap. Space for cooker. Plumbing for dishwasher. Space for under counter fridge. Wood effect flooring and coving. Understairs storage cupboard. Bi-fold doors to the:

### **Side Lobby**

UPVC double glazed door to the side. Wood effect flooring. Doors off and into:





### Utility Room

9'5 x 6'4 (2.87m x 1.93m)  
UPVC double glazed window to the front. Wall and base mounted units with rolled top work surfaces. Shelving. Wood effect flooring. Plumbing for washing machine. Space for additional appliances. Fuse box and electric meter.

### Cloakroom

Two piece white suite comprising wash hand basin and w/c with dual push flush. Tiled flooring. Extractor fan.

## FIRST FLOOR

### Landing

UPVC double glazed window to the rear. Access to loft space. Smoke alarm. Doors off and into:

### Bedroom One

14'2 x 10'2 (4.32m x 3.1m)  
UPVC double glazed window to the front.

### Bedroom Two

11'2 x 9'5 (3.4m x 2.87m)  
UPVC double glazed window to the front. Door to airing cupboard.

### Bedroom Three

9'3 x 7'5 (2.82m x 2.26m)  
UPVC double glazed window to the rear.

### Bathroom

Obscured UPVC double glazed window to the side. Radiator. Two piece suite with part tiled surrounds comprising panelled bath with electric shower over and glass screen enclosing, and wash hand basin. Wood effect flooring.

### Separate W/C

Obscured UPVC double glazed window to the rear. W/C. Wood effect flooring.

## EXTERNALLY

### To The Front

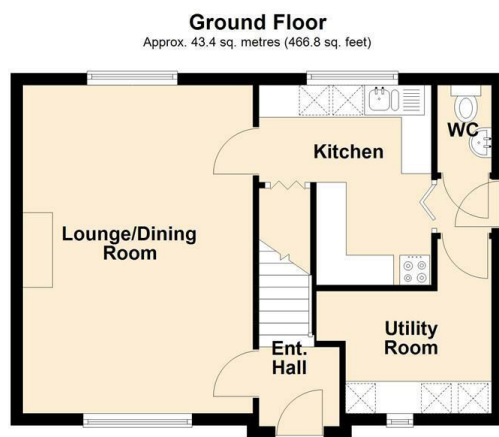
Path to the front door with storm porch over. Areas laid to lawn and loose stone chippings with a variety of shrubs. Gated pedestrian access to the rear. All enclosed by hedgerow.

### To The Rear & Side

Large enclosed garden comprising paved patio area, areas laid to lawn, areas laid to bark chippings and borders with a variety of plants and shrubs. Garden shed. Outside tap and light. All enclosed by hedgerow and fencing.



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



Total area: approx. 86.4 sq. metres (930.5 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.

