



7 Acacia Crescent

Trowbridge BA14 9SZ

A well presented three bedroom semi-detached family home positioned on a large corner plot within the well regarded Broadmead development close to primary school, parkland walks and Tesco Express.

This ideal first time purchase offers fantastic potential to extend (subject to P.P) and comprises entrance hall, living room with bay window, kitchen/dining room over-looking gardens, family bathroom and three good sized bedrooms. Additional features include UPVC double glazing, upgraded electrics, gas central heating system with Worcester, beautifully kept walled gardens with private aspect, garage and driveway. The property is sold with the added benefit of no chain and early viewing is highly recommended.

Guide Price £270,000





ACCOMMODATION

All measurements are approximate.

Entrance Hall

UPVC double glazed door to the side. UPVC double glazed window to the front. Radiator. Stairs to the first floor. Smoke alarm. Coat hanging space. Glazed door to the:

Living Room

17'1" into bay x 14'2" max (5.20 into bay x 4.32 max)

UPVC double glazed bay window to the front. Radiator and gas convector heater. Television point. Coving. Thermostat. Glazed door to the:

Kitchen/Diner

17'7" x 9'8" (5.35 x 2.95)

UPVC double glazed windows to the rear. Radiator. Extensive range of wall and base mounted units with tiled splash-backs and rolled top work surfaces. Stainless steel sink drainer unit with mixer tap. Gas cooker with extractor over. Washing machine and fridge/freezer included. Space for table. Wood effect flooring and coving. Wall mounted Worcester boiler. Door to under stairs storage cupboard housing modern fuse box and shelving.

FIRST FLOOR



Landing

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

Bedroom One

11'3" x 9'5" (3.42 x 2.86)

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

Bedroom Two

11'1" x 9'5" (3.38 x 2.88)

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

Bedroom Three

8'3" x 7'10" max (2.52 x 2.40 max)

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

Family Bathroom

Obscured UPVC double glazed window to the rear. Radiator. Three piece white suite with part tiled surrounds comprising panelled bath with shower mixer tap, wash hand basin with cupboard under and w/c with dual push flush. Wood effect flooring. Shaving light. Mirror.

EXTERNALLY

To The Front

Path to the front door. Area laid to lawn, gravel border and a variety of plants and shrubs. Gated pedestrian access to the rear garden.

To The Rear & Side

Good sized enclosed garden with south-east facing aspect comprising paved patio area to the immediate rear, area laid to lawn, vegetable bed and a variety of plants and shrubs. Two storage sheds and green house. Outside tap. Path leading to garage and driveway. All enclosed by fencing.

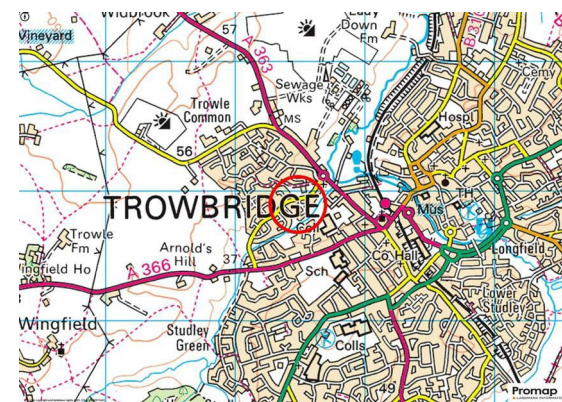
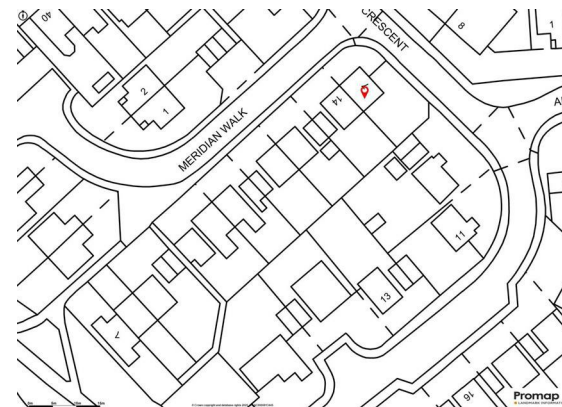
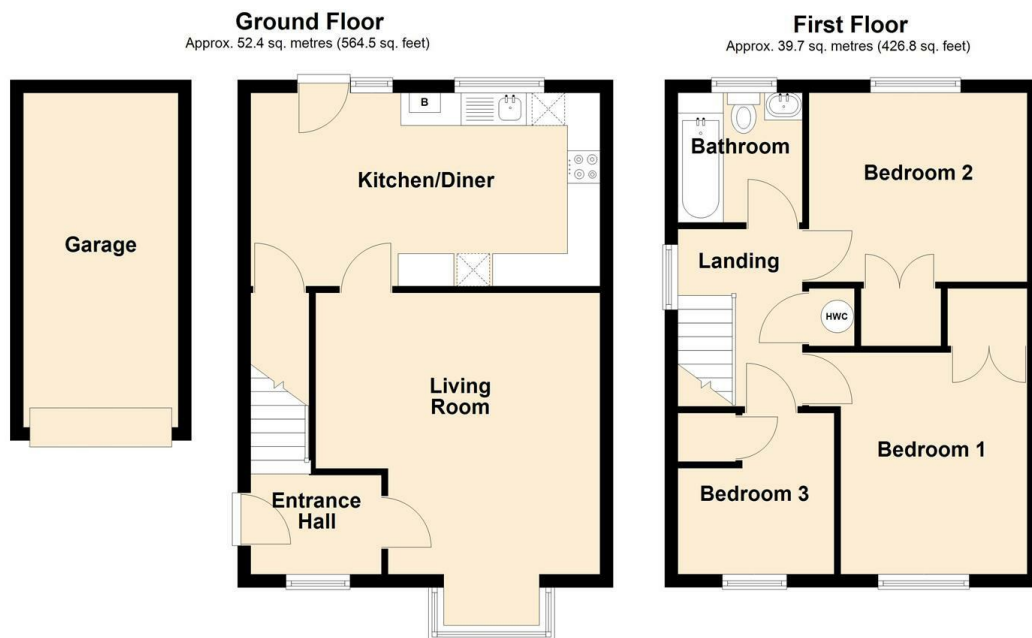
Garage & Driveway

16'10" x 7'11" (5.14 x 2.41)

Up and over door to the front. Parking to the front.



Tenure **Freehold**
Council Tax Band **C**
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.