



**KINGSTONS**



## 10 Balmoral Road

Trowbridge BA14 0JS

A fantastic opportunity to purchase a detached family home boasting superb potential to extend (subject to P.P) and located in the highly regarded Balmoral Road on the Frome side of town close to Southwick country park, countryside walks, popular primary school and Tesco Express. The property, whilst in a habitable condition requires a program of refurbishment and comprises entrance hall, living room with feature fireplace, dining room, kitchen/diner, rear hallway, cloakroom, refitted shower room and three good sized bedrooms. Additional features include UPVC double glazing, gas central heating, good sized garden with private aspect, large garage/workshop, and off road parking for at least two vehicles. Offered for sale with no chain - Viewing is highly recommended.

**Offers Over £350,000**



## ACCOMMODATION

All measurements are approximate.

### Entrance Porch

UPVC double glazed window and door to the front. Light. Obscured glazed door and window to the:

### Entrance Hall

Radiator. Wood effect flooring. Smoke alarm. Stairs to the first floor. Thermostat. Doors off and into: cloak cupboard.

### Living Room

12'12" x 11'4" (3.95 x 3.46)  
UPVC double glazed window to the front. Radiator. Exposed stone chimney breast with gas fire. Wall lights. Television point. Opening to the:

### Dining Room

12'10" x 9'9" (3.92 x 2.98)  
UPVC double glazed window to the rear. Radiator. Exposed stone wall. Door to the:

### Kitchen/Breakfast Room

12'1" x 11'5" (3.68 x 3.49)  
UPVC double glazed window to the rear. Radiator. Extensive range of wall, base and larder units with tiled splash-backs and rolled top work surfaces. Stainless steel sink drainer unit with mixer tap. Electric cooker. Space for fridge/freezer. Tiled flooring. Heating controls. Door to the hall. Part glazed door to the:

### **Rear Hall**

Obscured UPVC double glazed door to the rear. Sliding door to the garage. Door to the:

### **Cloakroom**

Obscured UPVC double glazed window to the rear. White w/c with dual push flush.

## **FIRST FLOOR**

### **Landing**

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

### **Bedroom One**

12'12" x 11'8" (3.95 x 3.56)  
UPVC double glazed window to the front. Radiator. Built-in double wardrobe.

### **Bedroom Two**

11'8" x 9'9" (3.56 x 2.98)  
UPVC double glazed window to the rear. Radiator. Built-in double wardrobe.

### **Bedroom Three**

8' x 7'9" (2.45 x 2.37)  
UPVC double glazed window to the front. Radiator. Built-in cupboard.

### **Refitted Shower Room**

Obscured UPVC double glazed window to the rear. Radiator. Three piece white suite with tiled surrounds comprising large shower cubicle with aqua board

surrounds, mains shower over and sliding doors enclosing, wash hand basin with cupboard under and w/c with dual push flush. Tiled flooring. Shaving point.

## **EXTERNALLY**

### **To The Front**

Tarmac double driveway providing off road parking. Sensor light. Area laid to lawn with a variety of plants and shrubs. Side pedestrian access to both sides.

### **To The Rear**

Good sized garden with private aspect comprising patio area to the immediate rear with retaining wall, area laid to lawn and a variety of plants, trees and shrubs. External storage cupboard. Enclosed by fencing.

### **Garage**

18'10" x 11'11" (5.75 x 3.62)  
Up and over door to the front. UPVC double glazed window to the side. Modern wall mounted Worcester boiler. Power and lighting. Tap.



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



Total area: approx. 127.8 sq. metres (1376.1 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.

