



## 13 Beech Grove

Trowbridge BA14 0HG

A well presented end of terrace family home situated on the popular college estate close to shops, garden centre/café, schools and college. Spacious accommodation comprises entrance porch and hall, living room, kitchen/dining room with utility cupboard, three good sized bedrooms, bathroom and separate w/c. Benefits include UPVC double glazing, gas central heating, electrical rewire in 2000, good sized low maintenance, west facing garden with private aspect, home office (former garage) and driveway providing off road parking.

Viewing highly recommended. Offered for sale with no onward chain.

**Guide Price £250,000**







## ACCOMMODATION

All measurements are approximate

### GROUND FLOOR

#### Porch

5'11" x 2'10" (1.8 x 0.87)

Partially obscured and leaded double glazed, composite door to the front with side panel windows. Wood effect flooring. Space for shoes and coats. Part glazed door from porch leading into:

#### Entrance Hall

4'6" x 3'3" (1.36 x 1)

Stairs to first floor. Radiator. Modern door leading into:

#### Living Room

17'12" x 12'2" (5.48 x 3.7)

UPVC double glazed window to front. Radiator. Feature fireplace with living flame, coal effect gas fire with back boiler providing central heating and hot water, stone surround and marble heart. UPVC double glazed French doors to the rear garden. Wood effect flooring. Door leading into:

#### Kitchen

13'1" x 12'10" (3.99 x 3.91)

UPVC double glazed windows to the rear and side. Selection of wall, base and drawer units with tiled splash-backs and rolled top work surface. Stainless steel one and a half bowl sink and mixer tap over. Built-in four-ring gas hob. Built-in high level double oven. Plumbing for integrated dishwasher. Space for American style fridge/freezer. Space for table. Tiled flooring and inset ceiling spotlights. Obscured UPVC double glazed door to the side. Panelled door to understairs storage cupboard. Modern door to larder cupboard with shelving. Modern door to:



### Utility Cupboard

Obscured UPVC double glazed window to the front. Electric fuse board and meter. Roll top worktop and wall mounted cupboard. Plumbing for washing machine. Space for dryer. Tiled flooring.

## FIRST FLOOR

### Landing

UPVC double glazed window to the rear. Access to loft space. Modern doors off and into:

### Bedroom One

12'6" x 10'6" (3.82 x 3.20)

UPVC double glazed window to the front. Radiator. Built-in bedside drawers and over-bed cupboards. Built-in cupboard. Coving.

### Bedroom Two

11'9" x 9'6" (3.57 x 2.90)

UPVC double glazed window to the front. Radiator. Built-in cupboard. Built-in airing cupboard. Wood effect flooring and coving.

### Bedroom Three

9'2" x 7'3" (2.80 x 2.20)

UPVC double glazed window to the rear. Ladder radiator. Wood effect flooring and coving.

### Bathroom

Obscured UPVC double glazed window to the side. Radiator. Two piece white suite with tiled surrounds comprising wash hand basin with cupboard under and panelled bath with shower over. Vinyl flooring.

### Separate W/C

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

## EXTERNALLY

### To The Front

Path to the front door with entrance light. Areas laid to lawn and mixed borders with a variety of plants and shrubs. Gated side pedestrian access to the rear garden. Enclosed by low level walling.

### To The Rear

Low maintenance, good sized, west facing garden with private aspect comprising paved patio area to the immediate rear, area laid to loose stone chippings and a variety of plants, trees and shrubs. Garden shed with power. Storage area to side. Double gates leading to driveway for 2 vehicles. All enclosed by fencing and walling.

### Home Office (Former Garage)

15'3" x 9'4" (4.66 x 2.84)

UPVC double glazed window and door to the front. Window to the side. Lined and insulated. Power and lighting.





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



Total area: approx. 100.2 sq. metres (1078.1 sq. feet)



**KINGSTONS**  
**Trowbridge Office**

5C-5D Fore Street, Wiltshire,  
BA14 8HD

**Contact**

01225 777720  
sales@kingstonstrowbridge.co.uk  
kingstonstrowbridge.co.uk

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.

