



48 Cockhill

Trowbridge BA14 9BQ

A rare opportunity to purchase a 1930's three bedroom semi-detached property in need of full renovation, situated on highly desirable Cockhill, on the Bradford side of town close to shop, primary school and bus route. Accommodation comprises entrance porch and hall, living room, dining room, kitchen and shower room. External features include good sized front garden, good sized rear garden backing onto fields, driveway providing off road parking and large 36ft x 12ft garage/workshop. Offered for sale with no onward chain.

Guide Price £300,000





ACCOMMODATION

All measurements are approximate

Entrance Porch

Part glazed door to the front. Windows to the front and side. Door to the:

Entrance Hall

Radiator. Stairs to the first floor with unders-stairs storage cupboard with shelving and window to the side. Parquet wood block flooring. Doors off and into:

Living Room

15'5 x 13'0 into bay (4.70m x 3.96m into bay)

UPVC double glazed bay window to the front. Gas fire. Picture rail.

Dining Room

13'2 x 11'6 (4.01m x 3.51m)

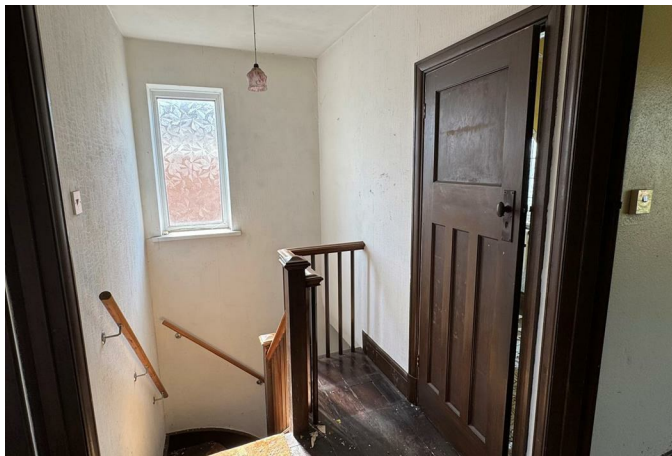
UPVC double glazed window to the rear. Gas fire. Picture rail.

Kitchen

10'2 x 7'7 (3.10m x 2.31m)

UPVC double glazed window to the rear. Radiator. Base mounted units. Sink drainer unit. plumbing for washing machine. Cooker point. Door to the side.

FIRST FLOOR



Landing

UPVC double glazed window to the side. Access to loft space. Doors off and into:

Bedroom One

15'5 x 11'4 (4.70m x 3.45m)

UPVC double glazed window to the front. Gas fire. Picture rail. Built-in wardrobes and drawers.

Bedroom Two

13'2 x 11'6 (4.01m x 3.51m)

UPVC double glazed window to the rear. Built-in wardrobes and drawers.

Bedroom Three

10'2 x 7'7 (3.10m x 2.31m)

UPVC double glazed window to the rear.

Shower Room

UPVC double glazed window to the front. Radiator. Shower cubicle, wash hand basin and w/c.

EXTERNALLY

To The Front & Side

Good sized front garden. Driveway providing off road parking leading to garage/workshop.

To The Rear

Good sized garden backing onto fields.

Garage/Workshop

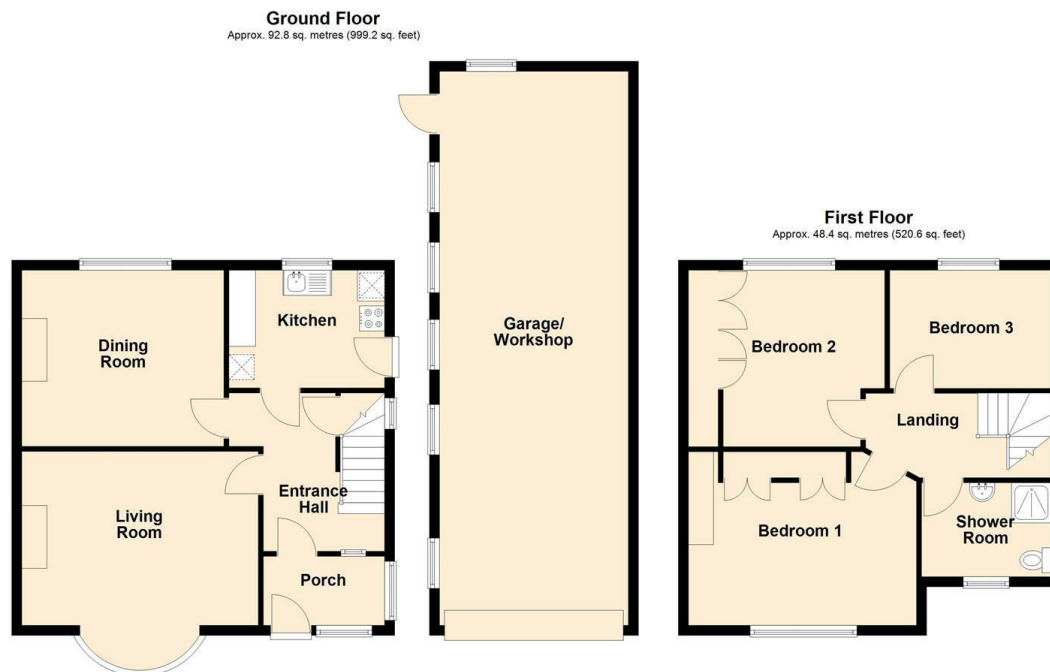
36'1 x 12'5 (11m x 3.78m)

Up and over door to the front.

Windows to the side and rear. Door to the side.



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




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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.

