



7 Langford Road

Trowbridge BA14 8NW

A fantastic opportunity to purchase an updated semi-detached family home situated in an established residential area located just off the town centre, close to shops, recreational ground. Accommodation comprises entrance hall, living room, conservatory, dining room open plan to refitted kitchen, bedroom four/office with shower room, three first floor bedrooms and refitted family bathroom. Additional features include UPVC double glazing, gas central heating with modern combi boiler, solar panels, good sized south-west facing garden newly laid decking and shed; and driveway providing parking for three-four vehicles. Viewing is highly recommended. Vendor suited with no onward chain.

Guide Price £280,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

Obscured double glazed composite door to the front. Obscured UPVC double glazed windows to the front. Radiator. Stairs to the first floor with cupboard under. Wood effect flooring. Smoke alarm. Doors off and into:

Living Room

13'10 x 12'6 (4.22m x 3.81m)

Radiator. Television point. Wood effect flooring and flooring. Double glazed sliding patio doors to the:

Conservatory

13'1 x 11'9 (3.99m x 3.58m)

UPVC double glazed and brick construction with French doors to the side. Radiator. Fitted blinds and ceiling light/fan.

Dining Room

9'3 x 8'0 (2.82m x 2.44m)

UPVC double glazed window to the front. Radiator. Tiled flooring. Door to storage cupboard. Opening to the:

Refitted Kitchen

10'6 x 9'3 (3.2m x 2.82m)

UPVC double glazed window to the rear. Extensive 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. Built-in electric oven and four-ring gas hob with extractor over. Plumbing for washing machine. Space for fridge/freezer. Tiled flooring. Obscured UPVC double glazed door to the:



Rear Lobby

UPVC double glazed French doors to the rear. Door to the:

Bedroom Four/Office

13'2 x 8'10 (4.01m x 2.69m)

UPVC double glazed windows to the front and rear. Wood effect flooring and coving. Smoke alarm. Plumbing for washing machine. Door to the:

Shower Room

UPVC double glazed window to the front. Three piece white suite with part tiled surrounds comprising shower tray with electric shower over, wash hand basin with cupboard under and w/c with dual push flush. Wood effect tiled flooring.

FIRST FLOOR

Landing

UPVC double glazed window to the front. Access to loft space. Smoke alarm. Doors off and into: airing cupboard housing modern Ideal combi boiler and shelving.

Bedroom One

12'9 x 9'10 (3.89m x 3m)

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

Bedroom Two

12'6 x 9'3 (3.81m x 2.82m)

UPVC double glazed window to the rear. Radiator.

Bedroom Three

8'9 x 7'8 (2.67m x 2.34m)

UPVC double glazed window to the front. Radiator.

Refitted Family Bathroom

Obscured UPVC double glazed window to the front. Towel radiator. Three piece white suite with aqua-board surrounds comprising panelled bath with rain-fall shower over, wash hand basin with drawers under and w/c with dual push flush. Wood effect flooring and inset ceiling spotlights. Extractor.

EXTERNALLY

To The Front

Storm porch over front door with entrance light. Driveway providing off road parking for 3-4 vehicles. Shared side pedestrian access leading to the rear.

To The Rear

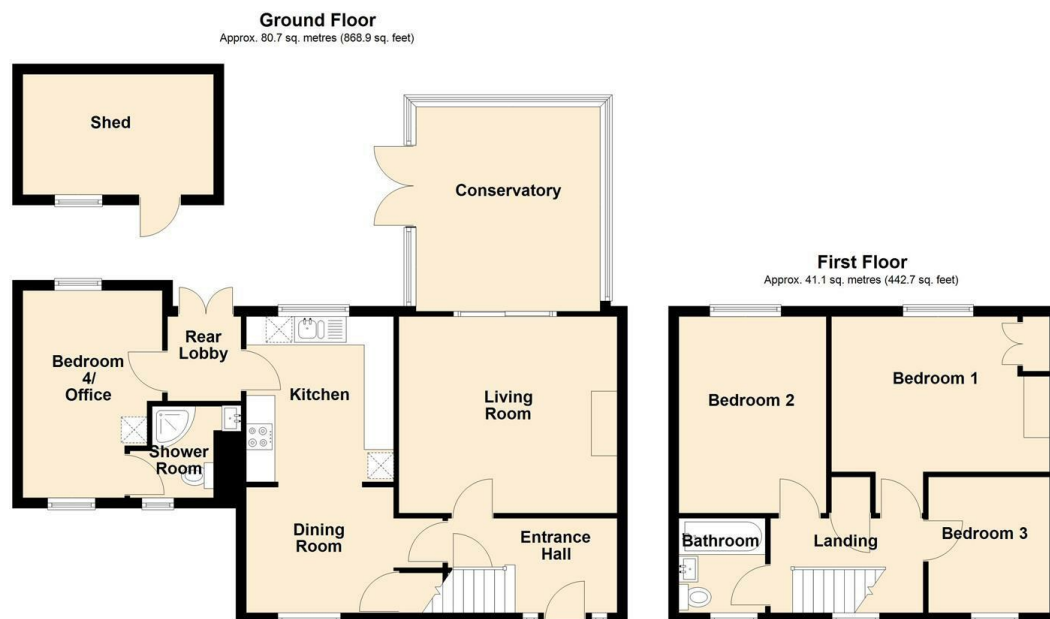
Enclosed landscaped garden with south-west facing aspect comprising newly laid decked area to the immediate rear with planters, area laid to lawn and various shrubs. Garden shed - 13'10 x 7'8 (4.22m x 2.34m) with UPVC double glazed window and door to the front. Outside tap, power point and lighting. All enclosed by fencing with gated side pedestrian access.

SOLAR PANELS:

Leasehold - Installed 2011 - Lease agreement until 2036



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



Total area: approx. 121.9 sq. metres (1311.7 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.

