



24 Southway

Trowbridge BA14 7AJ

A well presented and deceptively spacious FOUR bedroom family home tucked away in a small cul-de-sac and conveniently located close to Trowbridge Park, riverside walks, supermarkets and St Stephens Place Cinema complex. The neutrally presented interior boasts UPVC double glazing, gas central heating system, living room, refitted kitchen/diner, refitted cloakroom, family bathroom, and external workshop/utility room. The property also boasts a good sized garden with newly laid patio, greenhouse and garden shed.

Viewing is highly recommended. Vendor suited.

Guide Price £230,000



ACCOMMODATION

All measurements are approximate

Entrance Hall

Obscured double glazed composite door to the front. Radiator. Wood effect flooring. Stairs to the first floor. Door to the:

Living Room

14'1" x 13'7" (4.28 x 4.15)
UPVC double glazed window to the front. Radiator. Television point. Wood effect flooring, ceiling rose and coving. Smoke alarm. Panelled door to the:

Refitted Kitchen/Diner

13'5" x 8'10" (4.08 x 2.68)
UPVC double glazed window to the rear. Radiator. Range of modern wall, base and drawer units with solid wood work surfaces. Stainless steel one and a half bowl sink drainer unit with mixer tap. Built-in stainless steel electric oven and four-ring gas hob with glass splash-back and extractor over. Plumbing for dishwasher. Space for table. Recess with space for fridge/freezer. Panelled door to understairs storage cupboard with built-in drawers. Wood effect vinyl flooring. Doorway to the:

Rear Lobby

UPVC double glazed door to the side. Radiator. Tiled flooring. Fuse box and electric meter. Panelled door to the:

Cloakroom

Obscured UPVC double glazed window to the side. Radiator. Two piece white suite comprising wash hand basin and w/c with dual push flush. Tiled flooring.

FIRST FLOOR

Landing

Access to loft space housing boiler. Panelled doors off and into:

Bedroom One

12'4" x 12' (3.75 x 3.66)

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

Bedroom Two

9'7" x 9'1" (2.92 x 2.77)

UPVC double glazed window to the rear. Radiator. Built-in airing cupboard housing hot water tank. Inset ceiling spotlights.

Bedroom Three

12'4" x 9'3" max (3.75 x 2.81 max)

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

Bedroom Four

7'10" x 7'4" (2.38 x 2.23)

UPVC double glazed window to the rear. Radiator.

Family Bathroom

Obscured UPVC double glazed window to the rear. Radiator. Three piece white suite with part tiled surrounds comprising panelled bath with mains shower over,

pedestal wash hand basin and w/c with dual push flush. Wood effect flooring.

EXTERNALLY

To The Front

Gate and path to the front door with storm porch over and entrance light. Raised beds with a variety of plants and shrubs; and gravel border. Enclosed by low level walling. Gated shared side pedestrian access to the rear.

To The Rear

Good sized enclosed garden comprising patio area to the immediate rear, large newly laid paved patio area, area laid to lawn and borders with a variety of plants, trees and shrubs. Vegetable garden area with mixed borders, fruit trees, patio area, garden shed and greenhouse. All enclosed by fencing and walling.

Workshop/Utility Room

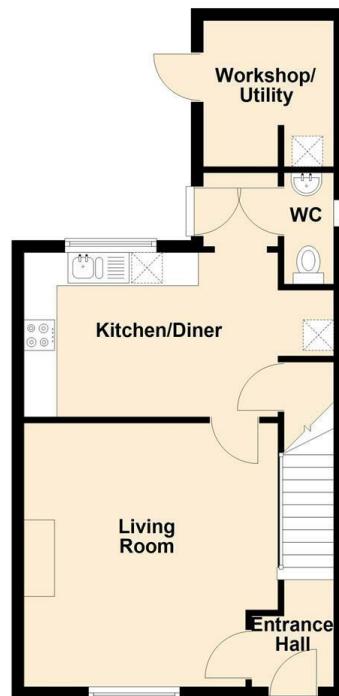
7'9" x 7'3" (2.37 x 2.20)

Part glazed door to the side. Power and lighting. Plumbing for washing machine.



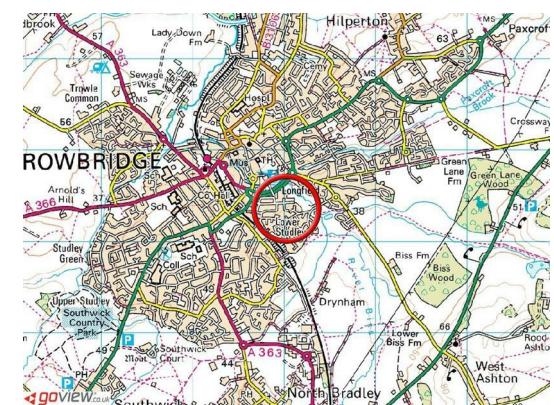
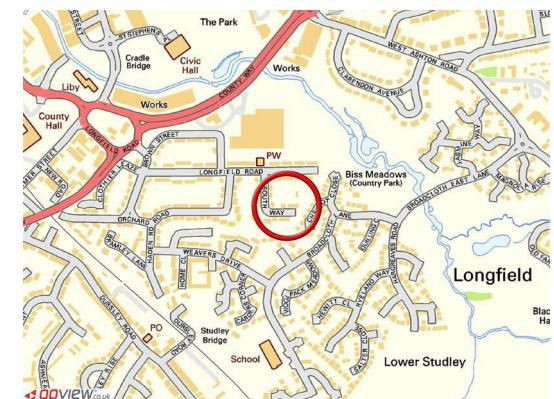
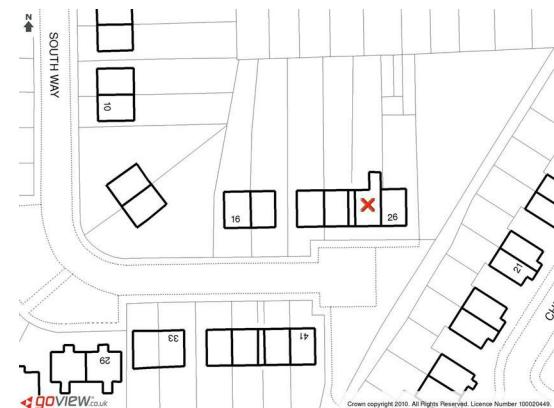
Tenure **Freehold**
Council Tax Band **B**
EPC Rating **C**

Ground Floor
Approx. 44.0 sq. metres (474.0 sq. feet)



Total area: approx. 90.9 sq. metres (978.7 sq. feet)

First Floor
Approx. 46.9 sq. metres (504.7 sq. feet)



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.

KINGSTONS
Trowbridge Office

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

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