



18 Whiterow Park

Trowbridge BA14 0EG

A well presented and extended mid terrace family home situated within the well regarded tree lined Whiterow Park close to shops, schools, garden centre and Southwick country park. The spacious interior boasts plenty of period features and comprises living room, family room, large kitchen/dining room with French doors onto gardens, large ground floor family bathroom and three bedrooms. Additional features include UPVC double glazing, gas central heating with modern Worcester boiler, good sized enclosed gardens with storage shed and tandem driveway for two vehicles. Viewing is highly recommended.

Offers Over £240,000





ACCOMMODATION

All measurements are approximate.

Entrance Hall

Obscured UPVC double glazed door to the front. Stairs to the first floor. Stripped wood flooring. Coat hanging space. Stripped wood door to the:

Living Room

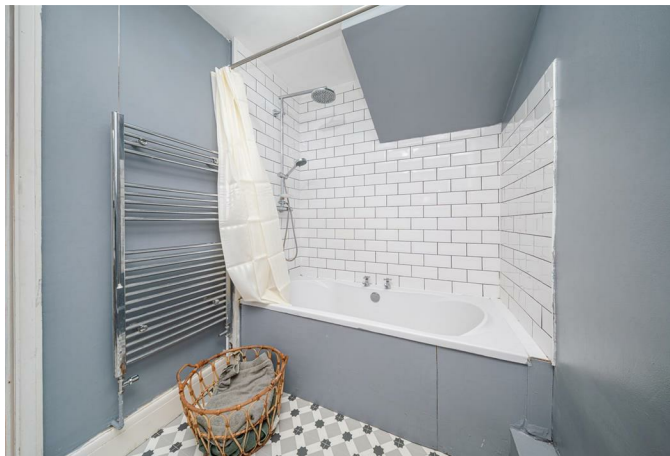
12'5" x 11'9" (3.78 x 3.58)

UPVC double glazed bay window to the front. Radiator. Feature fireplace. Television point. Stripped wood door to under stairs storage cupboard. Stripped wood door to the:

Family Room

10'0" x 8'7" (3.05m x 2.62m)

Radiator. Stripped wood flooring. Stripped wood door to the bathroom. Heating controls. Opening to the:



Kitchen/dining Room

15'10" x 11'10" (4.83m x 3.61m)
UPVC double glazed windows and French doors to the rear. Radiator. Extensive range of wall, base, drawer and larder units with tiled surrounds and rolled top work surfaces. Stainless steel single sink drainer unit with mixer tap. Space for range cooker with extractor hood over. Plumbing for washing machine and dishwasher. Space for under counter appliance and fridge/freezer. Space for table. Modern wall mounted Worcester boiler. Smoke alarm.

Family Bathroom

Chrome towel radiator. Three piece white suite with part tiled surrounds comprising panelled bath with mains rainfall shower over and additional shower attachment; pedestal wash hand basin and w/c with dual push flush. Alcove. Vinyl flooring. Extractor fan.

FIRST FLOOR

Landing

Access to loft space. Stripped wood doors off and into:

Bedroom One

15'0" x 12'0" max (4.57m x 3.66m max)
UPVC double glazed bay window to the front. Radiator. Feature cast iron fireplace. Stripped wood flooring.

Bedroom Two

9'9" x 8'0" (2.97m x 2.44m)
UPVC double glazed window to the rear. Radiator.

Bedroom Three

6'9" x 6'8" (2.06 x 2.03)
UPVC double glazed window to the rear. Radiator.

EXTERNALLY

To The Front

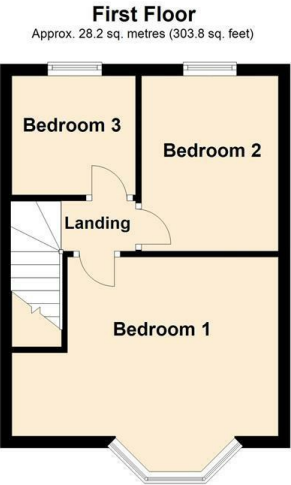
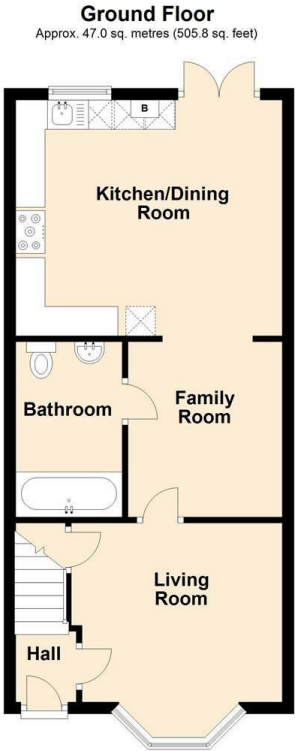
Step up to the front door with storm porch over. Tandem tarmac driveway providing off road parking for two vehicles. Fencing enclosing.

To The Rear

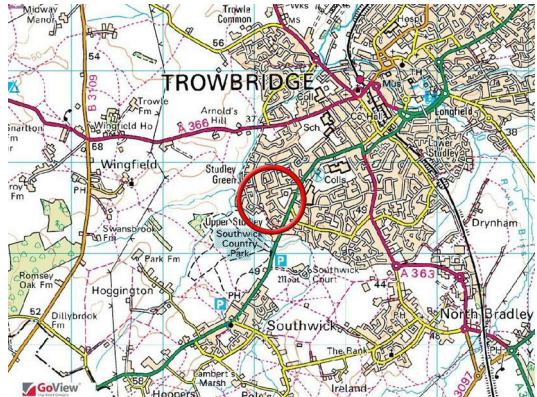
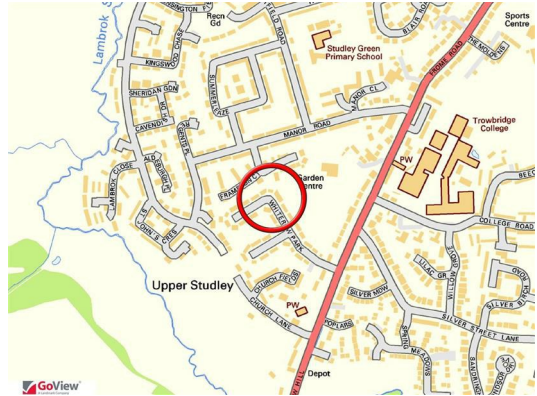
Good sized enclosed well tended gardens comprising area laid to loose stone chippings, large area laid to lawn, patio area and a variety of plants, trees and shrubs. Garden shed. All enclosed by fencing with gated rear pedestrian access across the neighbouring property.



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



Total area: approx. 75.2 sq. metres (809.6 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.