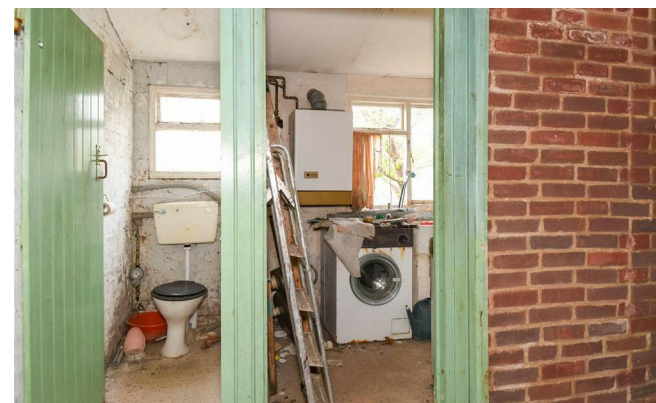




12 Blair Road Trowbridge BA14 9JZ

A fantastic opportunity to purchase a 1950's semi-detached family home situated within the well regarded Blair Road crescent on the Wingfield side of town close to schools, town centre & railway station. On the market for the first time since its construction, the property requires a complete programme of updating and is offered for sale with no onward chain. Accommodation comprises entrance hall, dual aspect living room, kitchen/dining room, utility room, cloakroom, three bedrooms and family bathroom. Features include gas central heating, front & rear gardens, 20ft garage and driveway providing off road parking. Viewing is highly recommended.

Offers Over £230,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

Original door to the side. Window to the side. Radiator. Stairs to the first floor with cupboard under. Doors off and into:

Living Room

18'1 x 14'7 max (5.51m x 4.45m max)
Double glazed bay window to the front. Double glazed window to the side. Two radiators. Original tiled fireplace with gas fire inset. Picture rail.

Kitchen/Dining Room

12'11 x 11'3 min (3.94m x 3.43m min)
Window to the rear. Radiator. Original tiled fireplace. Wall and base mounted units. Single sink, double drainer unit. Space for cooker. Door to pantry with window to the side and shelving. Obscured glazed door to the:

Rear Hallway

Doors to both sides. Doors off.

Utility

7'0 x 6'0 (2.13m x 1.83m)
Window to the rear. Belfast sink. Plumbing for washing machine.



Cloakroom

Window to the rear. Wash hand basin and w/c.

FIRST FLOOR

Landing

Window to the side. Access to loft space. Doors off and into: cupboard.

Bedroom One

11'9 x 10'6 (3.58m x 3.2m)
Window to the front. Radiator. Picture rail. Built-in cupboard.

Bedroom Two

11'11 x 10'6 (3.63m x 3.2m)
Window to the rear. Radiator. Picture rail. Built-in cupboard.

Bedroom Three

8'8 x 7'5 (2.64m x 2.26m)
Window to the front. Radiator.

Family Bathroom

Window to the rear. Electric bar heater. Panelled bath, wash hand basin and w/c.

EXTERNALLY

To The Front

Storm porch over front door. Area laid to lawn with mature trees and shrubs. Block paved driveway providing off road parking. Gate to the rear. Enclosed by hedgerow.

To The Rear

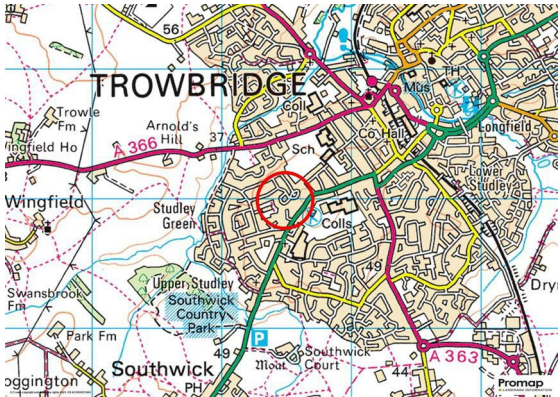
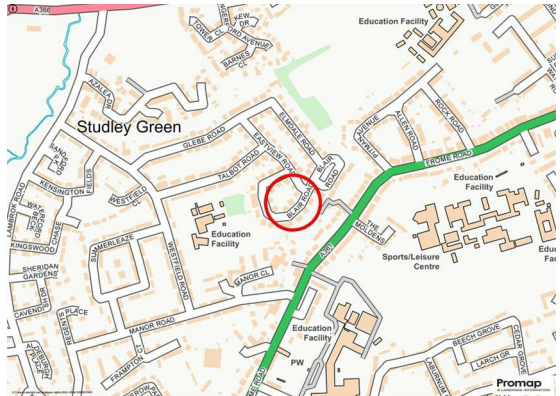
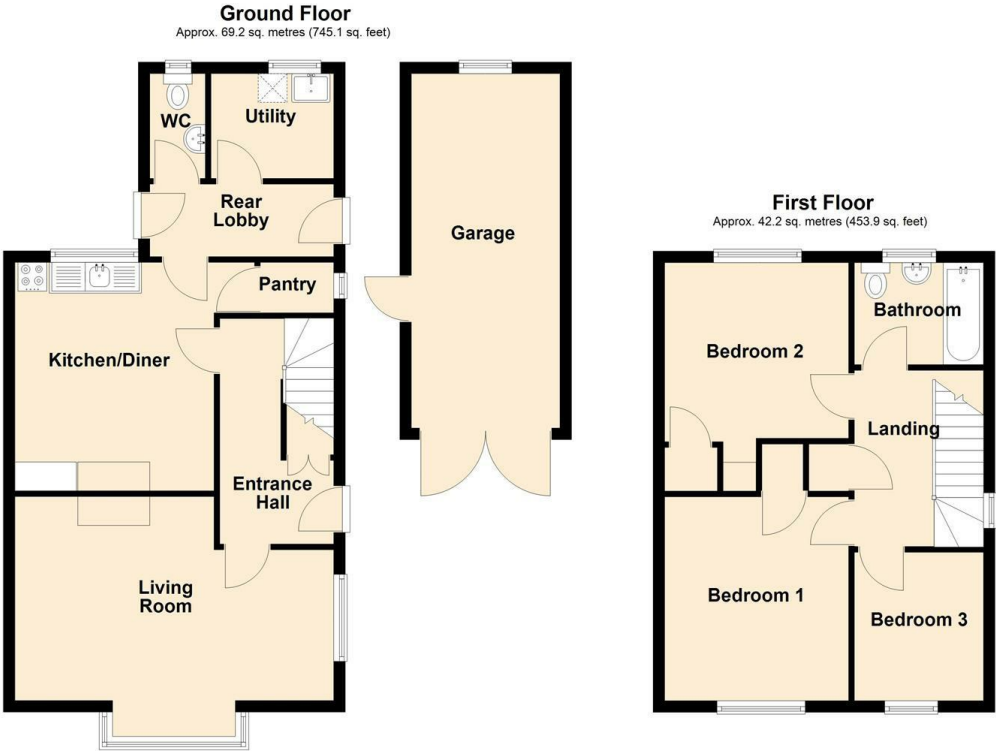
Good sized rear garden comprising area laid to lawn with a variety of plants, trees and shrubs. Enclosed by fencing.

Garage

20'2 x 8'6 (6.15m x 2.59m)
Double doors to the front. Door to the side. Window to the rear.



Tenure **Freehold**
Council Tax Band **C**
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.