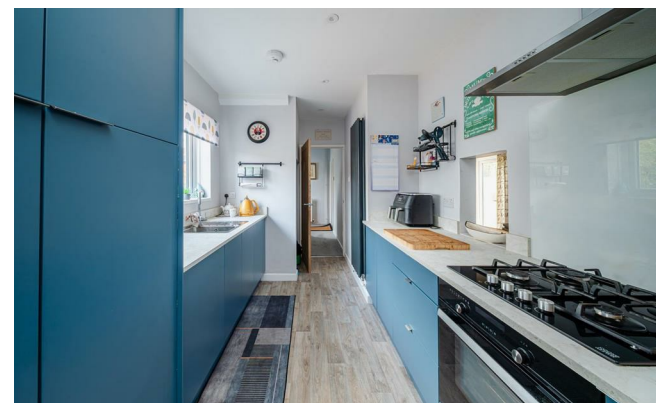




75 Ashmead Trowbridge BA14 0PA

A well presented and updated three bedroom mid-terraced property situated in the Ashmead area of Trowbridge near to supermarket, schools, town centre and St Stephens place restaurant cinema complex. Accommodation comprises entrance hall, lounge/dining room with French doors onto gardens, refitted galley style kitchen with integrated appliance, utility room, three bedrooms, refitted bathroom and separate w/c. Benefits include UPVC double glazing, gas central heating, good sized, private south facing garden with covered decked area, large metal shed and driveway providing off road parking for up to three vehicles. Early viewing highly recommended.

Offers Over £240,000





ACCOMMODATION

All measurements are approximate.

Entrance Hall

10'2" x 5'11" (3.1 x 1.8)

Obscured double glazed composite door into the front. Staircase to first floor.

Radiator. Oak doors off into:

Lounge/Dining Room

20'7" x 11'6" (6.28 x 3.5)

UPVC double glazed window to rear.

Vertical radiator. UPVC double glazed French doors to the rear. Serving hatch into kitchen.

Refitted Kitchen

15'5" x 7'9" max (4.70 x 2.36 max)

UPVC double glazed window to front.

Vertical radiator. Range of modern wall, base, drawer and larder units, with a laminate work surface and upstands.

Stainless steel single sink drainer unit with mixer tap. Built-in electric oven and four-ring gas hob with extractor over.

Integrated dishwasher and fridge. Serving hatch into lounge. Understairs cupboard with plumbing for washing machine and space for tumble dryer. Wood effect flooring. UPVC double glazed door to the front. Opening into:



Utility Room

11'6" x 4'10" max (3.5 x 1.47 max)
UPVC double glazed door to rear garden. Shelved larder cupboard housing gas and electric meters. Base units with laminate worktop over. Space for fridge freezer. Fuse box. Wood effect flooring.

FIRST FLOOR

Landing

UPVC double glazed window to the front. Oak doors off and into:

Bedroom One

12' x 11'8" (3.67 x 3.56)
UPVC double glazed window to the rear. Radiator. Smoke alarm. Two built-in double wardrobes.

Bedroom Two

11'7" x 8'6" (3.53 x 2.59)
UPVC double glazed window to the rear. Radiator. Built-in double wardrobe. Access to loft space.

Bedroom Three

9'2" x 8'2" (2.80 x 2.49)
UPVC double glazed window to the front. Radiator. Over-stairs bulkhead.

Refitted Bathroom

Obscured UPVC double glazed window to the front. Radiator. Two piece white suite with tiled surrounds comprising

panelled bath with mains shower over and glass screen enclosing, and wash hand basin with cupboard under. Vinyl flooring and inset ceiling spotlights. Extractor fan.

Separate W/C

Obscured UPVC double glazed window to the front. High level w/c.

EXTERNALLY

To The Front

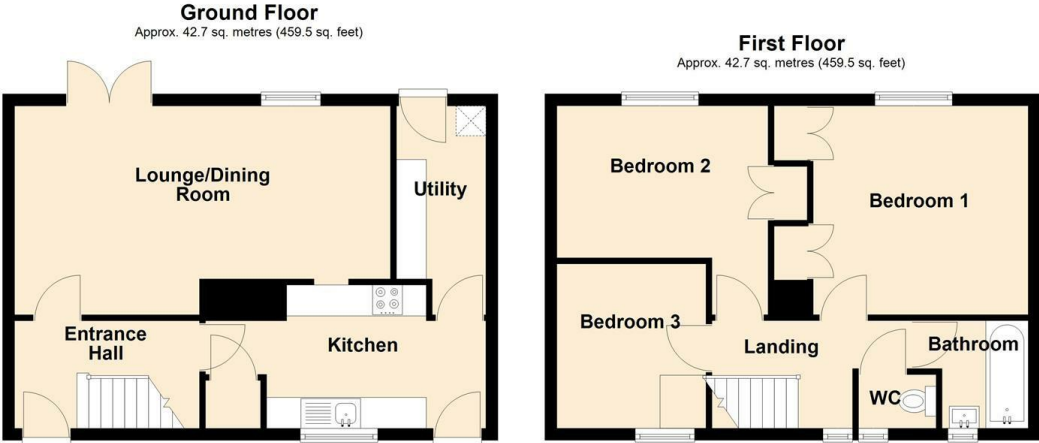
Storm porch over front door with entrance light. Storm porch over kitchen door. Driveway providing off road parking for three vehicles.

To The Rear

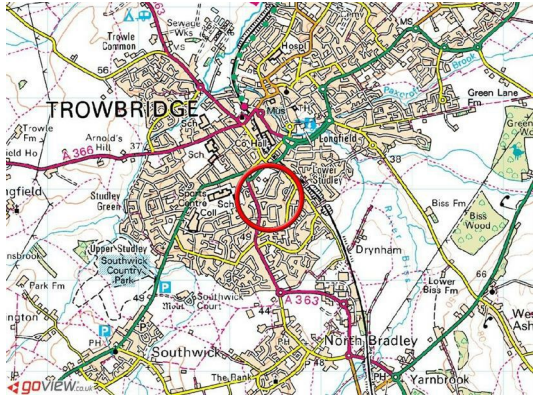
Good sized enclosed garden with south facing, private aspect comprising partially covered decked area to the immediate rear and area laid to lawn. Large metal garden shed. Outside light. Enclosed by fencing.



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



Total area: approx. 85.4 sq. metres (919.1 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.