



## 88 Park Street Trowbridge BA14 0AT

A modern three bedroom detached house with well-presented interior situated near to town centre, schools, recreation ground and railway station. The spacious accommodation boasts kitchen with Bosch appliances and granite work surfaces, living/dining room with solid oak wood floors, cloakroom, bath/shower room with free standing rolled top bath, uPVC double glazing and gas central heating system. Additional features include off road parking, detached garage and enclosed hard landscaped courtyard style gardens. Offered for sale with no onward chain.

**Offers Over £270,000**







## ACCOMMODATION

All measurements are approximate

### Entrance Hall

Obscured UPVC double glazed door to the front. UPVC double glazed window to the side. Radiator. Stairs to the first floor. Smoke alarm. Panelled doors off and into:

### Cloakroom

Obscured UPVC double glazed window to the front. Radiator. Wash hand basin with cupboard under and w/c.

### Lounge/Dining Room

18'5" x 14'5" max (5.62 x 4.40 max)  
UPVC double glazed bay window to the front. Three radiators. Feature fireplace with wood mantle, marble surrounds and electric fire inset. Television point. Fuse box. Solid wood flooring, dado rail and wall lights. UPVC double glazed French doors to the rear. Archway to the:



## **Kitchen**

12'11" x 5'10" min (3.93 x 1.78 min)  
UPVC double glazed window to the rear.  
Radiator. Range of modern wall, base, drawer and larder units with tiled surrounds and granite work tops.  
Stainless steel one and a half bowl sink unit with mixer tap. Built-in four-ring stainless steel Bosch hob with extractor hood over. Built-in stainless steel Bosch oven. Integrated slimline dishwasher and fridge/freezer. Plumbing for washing machine. Tiled flooring. Enclosed Worcester boiler.

## **FIRST FLOOR**

### **Landing**

Smoke alarm. Panelled doors off and into: large walk-in airing cupboard housing hot water tank, heating controls, shelving & light.

### **Bedroom One**

13'1" x 9'4" (4.00 x 2.85)  
UPVC double glazed window to the front.  
Radiator. Television point.

### **Bedroom Two**

9'4" x 8'6" (2.85 x 2.60)  
UPVC double glazed window to the rear.  
Radiator.

### **Bedroom Three**

10'11" x 6'11" (3.32 x 2.11)  
UPVC double glazed window to the front.  
Radiator. Doors to high level built-in

cupboard with hanging rail. Access to loft space.

## **Bath & Shower Room**

Obscured UPVC double glazed window to the rear. Towel radiator. Four piece white suite with tiled surrounds comprising: free-standing bath with shower mixer tap, shower cubicle with mains shower over and doors enclosing, wash hand basin with cupboard under and w/c. Stone tiled flooring.

## **EXTERNALLY**

### **To The Front**

Dwarf walling enclosing area laid to gravel. Outside lights. Driveway providing off road parking. Gated side pedestrian access to the rear. Gas and electric meters.

### **To The Rear**

Enclosed private courtyard garden laid to patio for low maintenance. Outside tap. Storage area. Enclosed by hedgerow and fencing. Gated pedestrian access to both sides.

### **Garage**

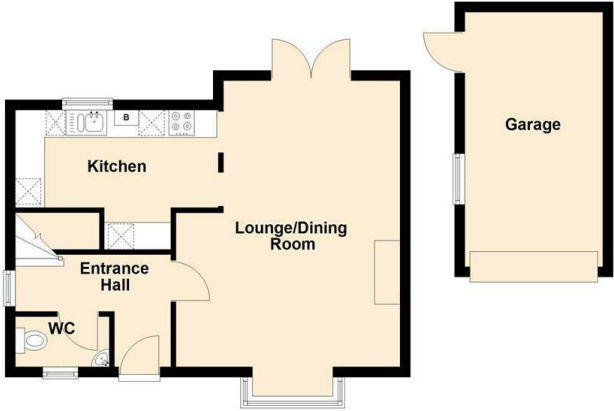
16'5" x 8'10" (5.00 x 2.70)  
Up and over door to the front. Eaves storage. Window to the side. Obscured UPVC double glazed door to the side.



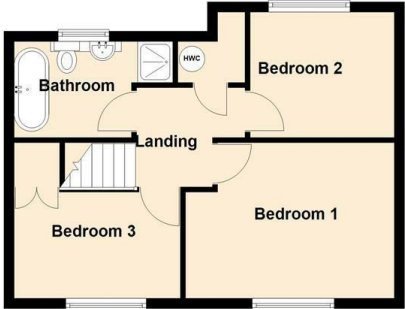


Tenure **Freehold**  
Council Tax Band **C**  
EPC Rating **D**

**Ground Floor**  
Approx. 54.1 sq. metres (582.4 sq. feet)



**First Floor**  
Approx. 39.6 sq. metres (426.8 sq. feet)



Total area: approx. 93.8 sq. metres (1009.1 sq. feet)



**KINGSTONS**  
**Trowbridge Office**

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

**Contact**

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

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.

