



127 Ramsbury Walk

Trowbridge BA14 0UX

A well presented and updated three bedroom semi-detached family home situated in an established residential development, near to primary schools, bus route and retail park. The modern interior boasts entrance hall, living room with feature fireplace, refitted kitchen/dining room, three good sized bedrooms, refitted family bathroom, UPVC double glazing and upgraded gas central heating system - boiler fitted 2023. External features good sized enclosed garden, attached garage and driveway providing off road parking. Vendor suited with no onward chain.

Guide Price £275,000





ACCOMMODATION

All measurements are approximate.

Entrance Hall

Obscured double glazed door to the front. Radiator. Stairs to the first floor. Part glazed door to the:

Living Room

14'7" x 12'6" (4.44 x 3.81)

UPVC double glazed bow window to the front. Radiator. Feature fireplace with electric fire inset. Television point. Coving. Door to the under stairs storage cupboard. Panelled door to the:

Kitchen/Dining Room

15'7" x 10'5" (4.74 x 3.18)

UPVC double glazed windows to the rear. Radiator. Range of shaker style wall, base, drawer and larder units with tiled splash-backs, wood work tops, kick space and under-cupboard lighting. Ceramic sink drainer unit with mixer tap. Space for range cooker with extractor over. Plumbing for dishwasher. Space for fridge/freezer. Space for dining table. Tiled effect laminate flooring and inset ceiling spotlights. Double glazed door to the rear.

FIRST FLOOR



Landing

Access to loft space. Coving. Doors off and into: airing cupboard housing boiler - fitted 2023.

Bedroom One

13'9" x 9'2" (4.20 x 2.80)
UPVC double glazed window to the rear. Radiator. Coving.

Bedroom Two

11'6" x 8'6" (3.50 x 2.58)
UPVC double glazed window to the front. Radiator. Coving.

Bedroom Three

8'2" x 6'11" (2.50 x 2.11)
UPVC double glazed window to the front. Radiator. Coving.

Family Bathroom

Obscured UPVC double glazed windows to the rear and side. Chrome towel radiator. Modern three piece white suite with tiled surrounds comprising panelled bath with mains rain-fall shower over, additional shower attachment and glass screen enclosing, circular wash hand basin with drawers under and w/c with dual push flush. Shaving point. Tiled effect vinyl flooring.

EXTERNALLY

To The Front

Storm porch over front door. Outside

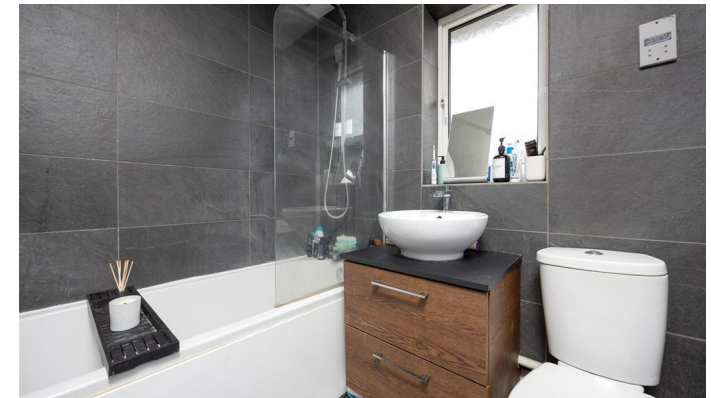
light. Area laid to lawn with a variety of plants and shrubs. Gas and electric meters. Driveway providing off road parking.

To The Rear

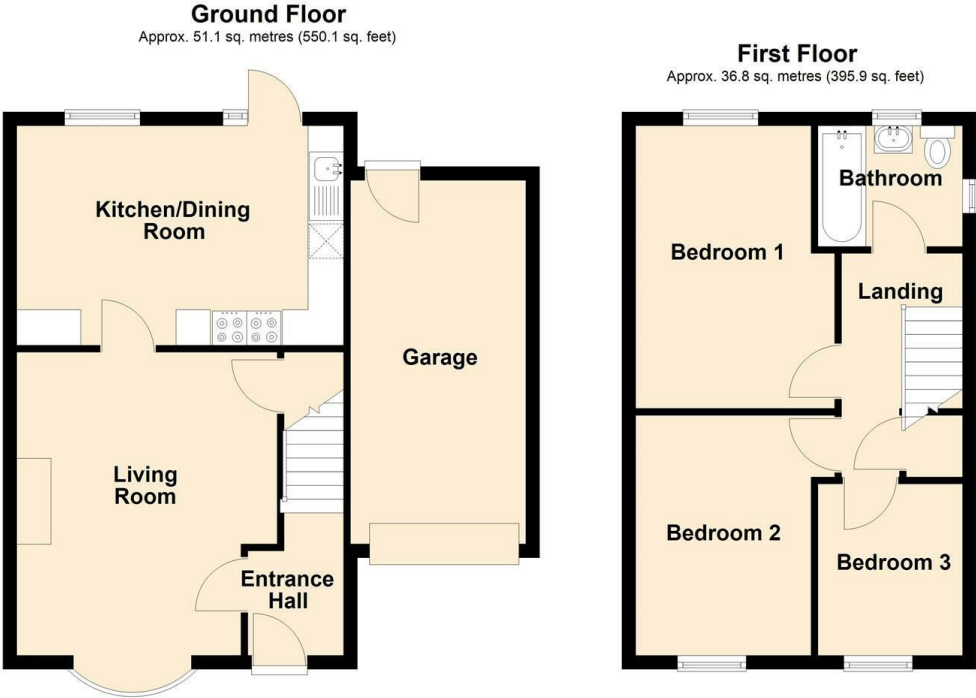
Good sized enclosed garden with private aspect comprising patio area to the immediate rear, area laid to lawn and a variety of plants, trees and shrubs. Outside light. Enclosed by fencing.

Garage

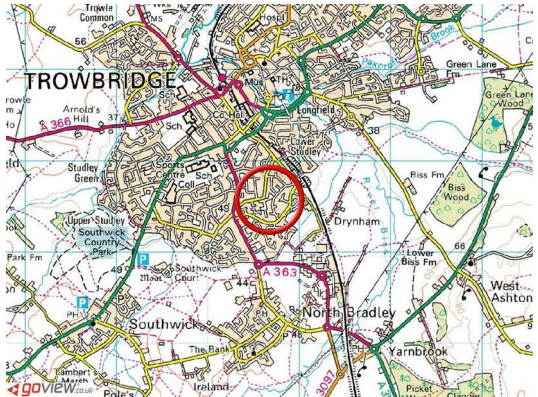
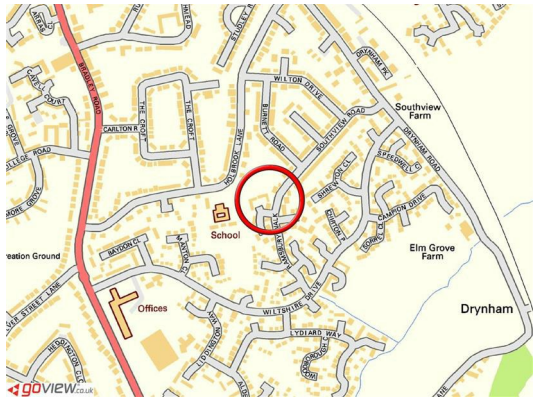
17'5" x 8'6" (5.30 x 2.60)
Up and over door to the front. Power and lighting. Eaves storage. Obscured UPVC double glazed door to the rear. Plumbing for washing machine. Space for dryer.



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



Total area: approx. 87.9 sq. metres (946.0 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.