



KINGSTONS

15 Newtown Trowbridge BA14 0BA

- Beautifully Presented & Refurbished Grade II Listed Period Property
- Living Room with Open Fire & Dining Room
- Refitted Bath & Shower Room
- Replacement Flooring Throughout
- Enclosed Courtyard
- Popular Newtown Area Close to Schools, Shops, Park & Railway Station
- Refitted Kitchen with Integrated Appliances
- Three Double Bedrooms
- Gas central Heating System
- Ideal FTB - Viewing Recommended

Guide Price £240,000





ACCOMMODATION

All measurements are approximate

Entrance Porch

Original hard wood door to the front with viewing window. Cupboard housing fuse box and electric meter. Oak flooring. Telephone point. Panelled door to the:

Living Room

16'3" x 11'3" (4.95 x 3.43)

Two windows to the front with stone mullion and secondary glazing. Radiator. Feature stone fireplace with open fire. Oak flooring, wall lights, ceiling beam and coving. Television point. Panelled door to:

Inner Hall

Door to understairs storage cupboard. Oak flooring. Doorway to the:

Dining Room

16'2" x 9'9" (4.93 x 2.97)

Window to the rear. Radiator. Feature fireplace. Oak flooring, wall lights and ceiling beam. Wall mounted Ideal combi boiler. Thermostat. Stairs to the first floor. Doorway to the:



Kitchen

15'10" x 15'0" max L-Shaped (4.83 x 4.57 max L-Shaped)
Double glazed windows to the side and rear. Three double glazed Velux windows. Radiator. Extensive range of modern wall, base, drawer and larder units with kick space lighting and rolled top work surfaces. One and a half bowl sink drainer unit with pull down spray tap and stainless steel splash-back. Built-in high level stainless steel electric double oven. Built-in five-ring induction hob with stainless steel splash-back and extractor hood over. Integrated dishwasher. Cupboard with plumbing for washing machine. Tiled flooring, wall lights and inset ceiling spot light. Double glazed French doors to courtyard.

FIRST FLOOR

Landing

Ceiling beam and inset ceiling spotlights. Latch door to stairs leading to bedroom one. Panelled doors off and into:

Bedroom Two

16'2" x 11'3" (4.93 x 3.43)
Two windows to the front with stone mullion and secondary glazing. Radiator. Feature cast iron fireplace. Wall lights and ceiling beam. Door to understairs storage cupboard.

Bedroom Three

9'2" x 9'0" max (2.79 x 2.74 max)
Window to the rear. Radiator. Television point.

Bathroom

Obscured glazed window to the rear and double glazed Velux window. Chrome towel radiator. Four piece white suite with metro tiled surrounds comprising panelled bath, shower cubicle, wash hand basin with cupboard under and w/c. Shaving point and light. Extractor fan. Tiled flooring and inset ceiling spotlights.

SECOND FLOOR

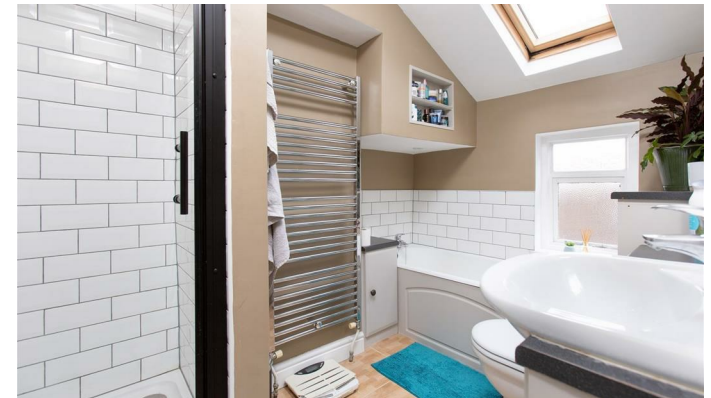
Bedroom One

16'2" x 14'9" (4.93 x 4.50 (4.92 x 4.49))
Two windows to the front with stone mullion and secondary glazing. Window to the rear. Radiator. Feature fireplace. Small access to loft space. Ceiling beam.

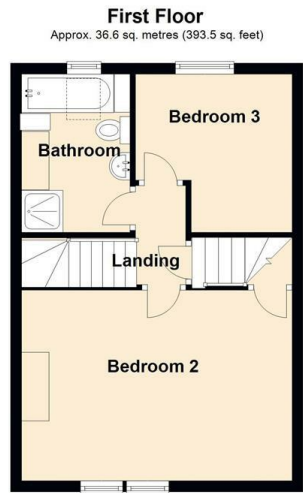
EXTERNALLY

Courtyard

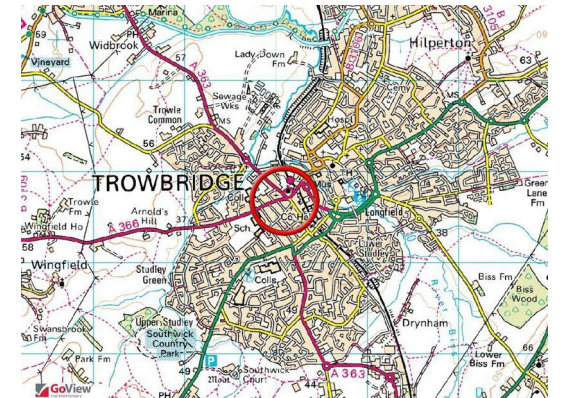
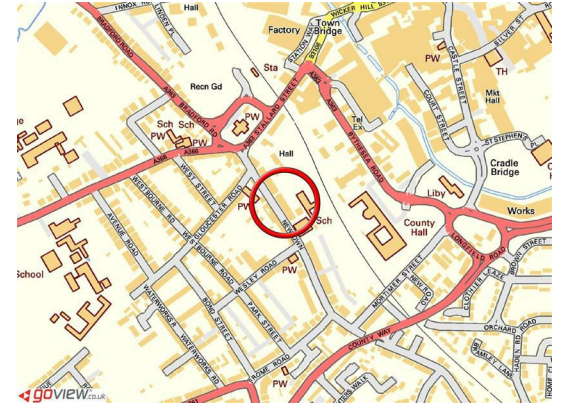
Private tiled courtyard with lighting.



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



Total area: approx. 111.6 sq. metres (1201.8 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.