



2 Ramsbury Walk

Trowbridge BA14 0UU

A deceptively spacious, updated and extended two/three bedroom semi-detached bungalow situated in a small quiet cul de sac in an established and highly regarded development close to primary school, parks, bus route, retail park and countryside walks. Accommodation suitable for both families and those requiring ground floor living comprises living room, conservatory, dining room/3rd bedroom, refitted kitchen/breakfast room and refitted bathroom. Benefits include UPVC double glazing, gas central heating, low maintenance south-westerly facing garden with private aspect, garage and driveway. Offered for sale with no onward chain - viewing recommended.

Offers Over £270,000





ACCOMMODATION

All measurements are approximate

Hallway

Obscured UPVC double glazed door to the front. Radiator. Telephone point. Doors off and into: airing cupboard housing modern Ideal Logic combi boiler and shelving.

Living Room

13'5 x 12'9 (4.09m x 3.89m)

Two ceiling sky lights. Radiator. Television and telephone points. Obscured glazed door to bedroom 3/dining room. Obscured glazed door to the:

Refitted Kitchen/Breakfast Room

15'11 x 12'8 max (4.85m x 3.86m max)

UPVC double glazed window into conservatory. Radiator. Extensive range of wall, base, drawer and larder units with square edge work surfaces. Stainless steel one and a half bowl sink drainer unit with mixer tap. Built-in four-ring electric hob with stainless steel splash-back and extractor hood over. Built-in high level stainless steel electric double oven. Integrated dishwasher. Space for fridge/freezer. Space for table. Door to storage cupboard. Vinyl flooring. Obscured UPVC double glazed door to the:

Conservatory

9'11 x 5'8 (3.02m x 1.73m)
UPVC double glazed construction with door to the side. Plumbing for washing machine. Obscured UPVC double glazed door to the:

Dining Room/Bedroom Three

13'4 x 7'2 (4.06m x 2.18m)
UPVC double glazed window to the rear. Radiator. Obscured glazed door to the living room.

Bedroom One

11'11 x 10'2 (3.63m x 3.1m)
UPVC double glazed window to the front. Radiator.

Bedroom Two

8'11 x 8'4 (2.72m x 2.54m)
UPVC double glazed window to the front. Radiator. Fuse box.

Refitted Bathroom

Obscured UPVC double glazed window to the side. Radiator and electric fan heater. Three piece white suite with part tiled surrounds comprising panelled bath with electric shower over and glass screen enclosing, wash hand basin with cupboard under and w/c with dual push flush. Vinyl flooring. Extractor. Shaving point.

EXTERNALLY

To The Front

Path to the front door with storm porch over. Area laid to loose stone chippings with a variety of shrubs. Driveway providing off road parking.

To The Rear

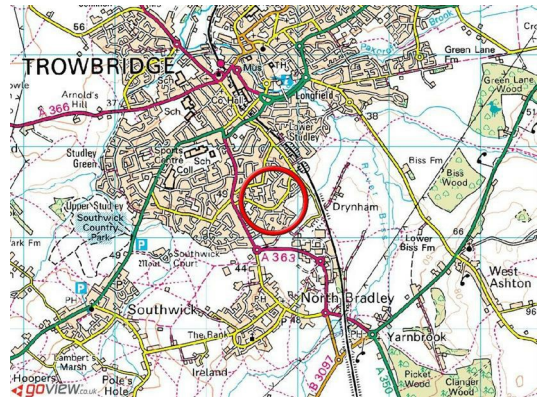
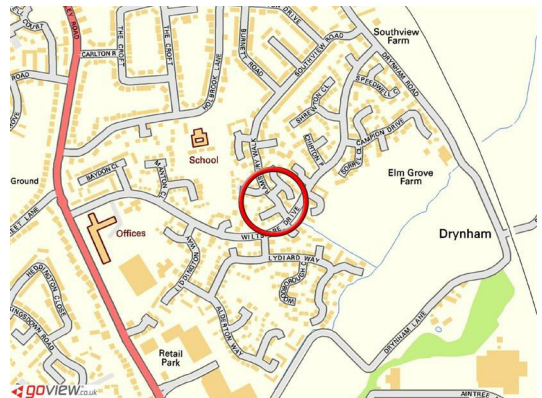
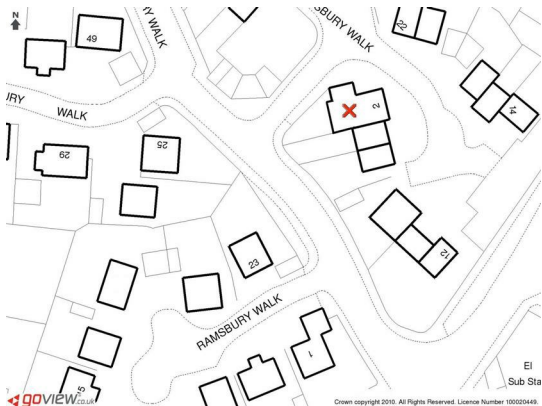
Enclosed low maintenance landscaped garden with private south-westerly facing aspect comprising paved patio areas, areas laid to loose stone chippings and a variety of mature plants, trees and shrubs. Garden shed. Outside tap. Enclosed by fencing with gated side pedestrian access.

Garage

16'5 x 8'4 (5m x 2.54m)
Up and over door to the front. Power and lighting. Eaves storage. Laminate work top and stainless steel sink drainer unit. Obscured UPVC double glazed door to the rear.



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




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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.