



36 Princess Gardens

Trowbridge BA14 7PT

An extended three bedroom semi-detached family home situated in a popular location in the Hilperton Marsh area of Trowbridge close to countryside walks, K&A canal, garden centre/café, post office/shop and well regarded primary school. Viewing highly recommended. Accommodation comprises entrance hall, refitted cloakroom, lounge/dining room, kitchen, utility and refitted shower room. Benefits include UPVC double glazing, gas central heating, good sized west facing garden, garage and driveway providing off road parking for two vehicles. Offered for sale with no onward chain.

Offers Over £275,000



ACCOMMODATION

All measurements are approximate

Entrance Hall

Obscured UPVC double glazed window and door to the front. Radiator. Wood effect flooring and inset ceiling spotlights. Stairs to the first floor. Doors off and into:

Refitted Cloakroom

Obscured UPVC double glazed window to the front. Chrome towel radiator. Two piece white suite comprising corner wash hand basin and w/c with dual push flush. Wood effect flooring.

Lounge/Dining Room

19'10 x 14'9 max (6.05m x 4.5m max)
UPVC double glazed windows to the front and rear. Radiator. Feature fireplace with living flame gas fire inset and back boiler - serviced annually. Television point. Coving. Smoke alarm. Door to the:

Kitchen

8'7 x 7'7 (2.62m x 2.31m)
UPVC double glazed window to the rear. Electric fan heater. Wall and base mounted units with tiled splash backs. Stainless steel single sink, double drainer unit. Cooker point. Vinyl flooring. Serving hatch to dining room. Door to understairs storage cupboard with shelving. Door to the:



Utility Room

11'0 x 6'9 (3.35m x 2.06m)
UPVC double glazed window to the rear. Obscured UPVC double glazed door to the rear. Radiator. Base mounted units with rolled top work surfaces. Plumbing for washing machine. Wood effect flooring. Door to the garage.

FIRST FLOOR

Landing

UPVC double glazed window to the side. Access to loft space with ladder. Smoke alarm. Doors off and into:

Bedroom One

10'9 x 9'10 (3.28m x 3m)
UPVC double glazed window to the front. Radiator. Built-in airing cupboard housing hot water tank. Coving.

Bedroom Two

9'6 x 9'2 (2.9m x 2.79m)
UPVC double glazed windows to the rear. Radiator. Built-in wardrobes, high level cupboards and dressing table.

Bedroom Three

8'2 x 7'9 (2.49m x 2.36m)
UPVC double glazed window to the front. Radiator. Coving. Bulk-head.

Refitted Shower Room

Obscured UPVC double glazed window

to the rear. Radiator. Three piece white suite with aqua-board surrounds comprising walk-in shower enclosure with glass screen enclosing, wash hand basin and w/c with dual push flush. Vinyl flooring.

EXTERNALLY

To The Front

Block paved driveway providing off road parking. Outside lights. Area laid to lawn and mixed borders with a variety of plants and shrubs.

To The Rear

Good sized west facing garden comprising paved patio area to the immediate rear, areas laid to lawn, mixed borders with a variety of plants and shrubs; and area laid to loose stone chippings. Outside tap and light. All enclosed by fencing.

Garage

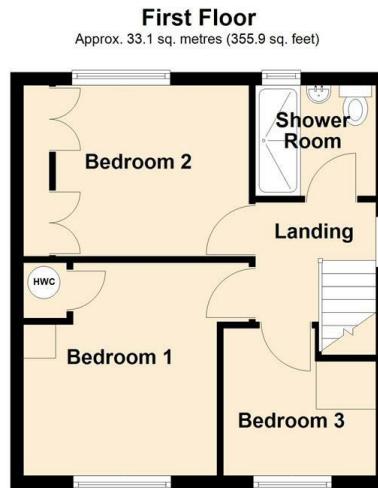
18'3 x 7'11 (5.56m x 2.41m)
Up and over door to the front. Power and lighting.

AGENTS NOTE:

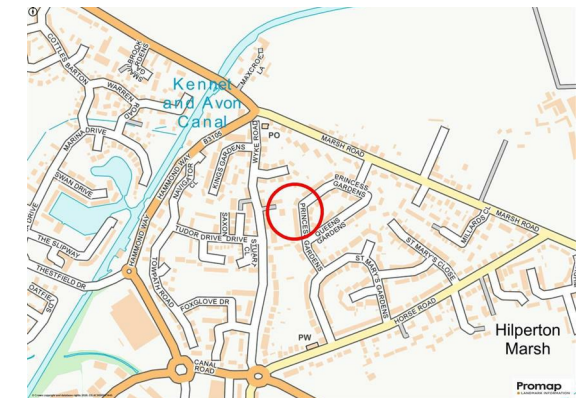
We have been advised by the seller that the footings of the extension are deep enough for two storeys.



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



Total area: approx. 95.3 sq. metres (1026.0 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.