



Connells

Lambrok Close
Trowbridge, Wilts

Lambrok Close Trowbridge, Wilts BA14 9HH

for sale offers in excess of
£210,000



Property Description

Mid Terrace Family Home in an established residential area of Trowbridge, which borders Southwick Country Park.

Accommodation comprises Entrance Hall, Lounge, Dining Room, Conservatory, Kitchen, Three Bedrooms, Bathroom & Wc.

Enclosed Garden at the Rear and Off Road Parking to the Front.

Viewing Recommended

Entrance Hall

Door to front aspect. Stairs to first floor.
Door to Sitting Room.

Sitting Room

12' 10" x 11' 10" (3.91m x 3.61m)
Window to front aspect. Understairs cupboard. Fire place. Radiator. Door to Dining Room.

Dining Room

12' 10" max x 10' 4" max (3.91m max x 3.15m max)
Window to rear, looking into Conservatory. Open access to Conservatory & Kitchen. Radiator.

Kitchen

13' 6" max x 5' 4" max (4.11m max x 1.63m max)
Window to rear. Feature painted brick work between Dining Room & Kitchen with arches. Comprising wall & base units with tiled splashback. Space for appliances. Inset sink & drainer,

Cont'd.....

Conservatory

10' 10" max x 8' 7" max (3.30m max x 2.62m max)
Windows & doors overlooking and leading to garden.

First Floor Landing

With stairs from Entrance Hall. Doors to Bedrooms, Airing cupboard, Bathroom & Wc.

Bedroom One

12' 4" x 9' 6" (3.76m x 2.90m)
Window to front. Stud wall. Radiator.

Bedroom Two

12' 5" x 6' 7" max (3.78m x 2.01m max)
Window to front aspect. Radiator.

Bedroom Three

8' 11" x 8' 11" not inc door recess (2.72m x 2.72m not inc door recess)
Window to rear. Radiator.

Bathroom

Obscure window. Suite comprising bath & wash hand basin. Partly tiled. Radiator.

Wc

Obscure window. Concealed cistern wc.

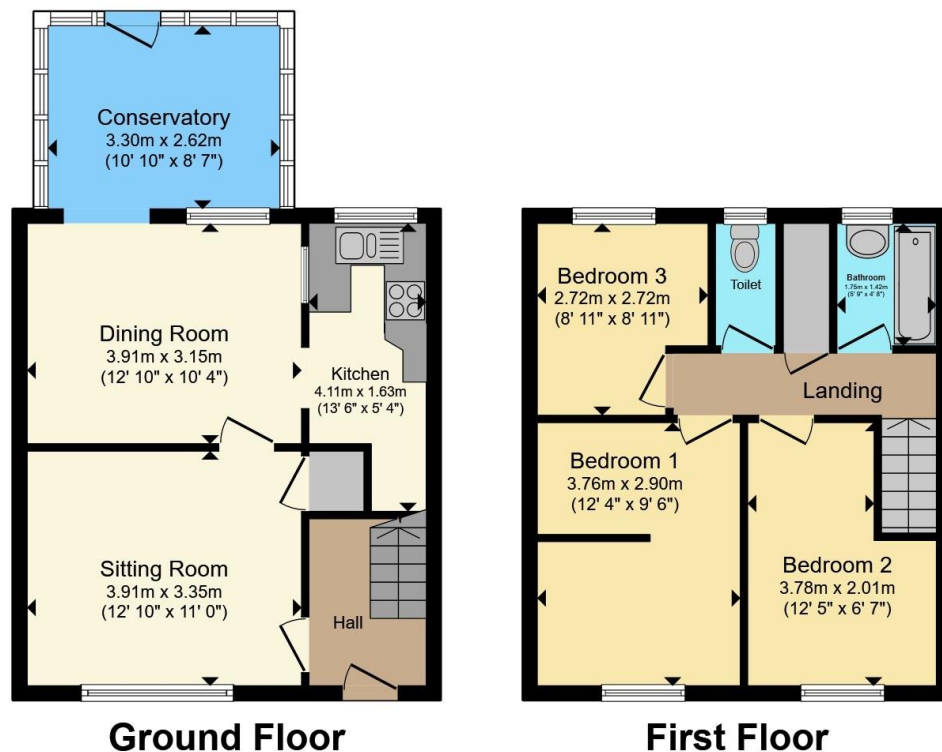
Front Garden

Laid to gravel providing off road parking [kerb not dropped]

Rear Garden

Enclosed by fencing with gated access at the rear. Laid to gravel. Path.





Total floor area 84.4 m² (908 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells



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EPC Rating: Council Tax
 Awaited Band: B

Tenure: Freehold



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