



## 102 Bradford Road

Trowbridge BA14 9AR

A fantastic opportunity to purchase a ground floor garden flat in a converted period property, situated close to bus route park, railway station and town centre amenities. Accommodation comprises living room, kitchen/diner, rear hall/utility, double bedroom and shower room. Features include double glazing, gas central heating, enclosed low maintenance garden with private aspect and off road parking for two vehicles. Viewing highly recommended.

**Offers Over £155,000**



## **ACCOMMODATION**

All measurements are approximate

### **Entrance Hall/Utility**

9'10" x 4'3" (3.0 x 1.30)

Obscured UPVC double glazed door to the side. Plumbing for washing machine and dishwasher. Wood effect vinyl flooring. Door to the shower room. Door to the:

### **Kitchen/Diner**

11'10" x 9'10" (3.60 x 3.0)

UPVC double glazed window to the side. Radiator. Range of base mounted units with tiled splash-backs and rolled top work surfaces. Stainless steel single sink drainer unit. Electric cooker. Space for table. Extractor fan. Cupboard with space for fridge/freezer. Wood effect vinyl flooring. Extractor. Doorway to the:

### **Living Room**

13'1" x 11'2" (3.98 x 3.40)

Part glazed, composite stable door to the rear. Radiator. Feature fireplace. Shaving. Television point. Picture rail. Hard wired smoke alarm. Door to the:



## Bedroom

10'9" x 10'8" (3.27 x 3.24)

UPVC double glazed bay window to the front and UPVC double glazed window to the side. Radiator. Ornate feature fireplace. Picture rail. Built-in cupboard. Cupboard housing fuse box and electric meter. Hard wired smoke alarm.

## Shower Room

Obscured UPVC double glazed window to the rear. Radiator. Three piece white suite with aqua-board and tiled surrounds comprising large shower cubicle with mains rain-fall shower over, additional shower attachment and sliding door enclosing, pedestal wash hand basin and w/c with dual push flush. Extractor fan. Wall mounted combi boiler. Wood effect vinyl flooring.

## EXTERNALLY

### Garden

Gated to covered side entrance passageway. Enclosed low maintenance garden comprising paved patio area to the immediate rear with gazebo over, area laid to loose some chippings and paved area running along side a raised bed. Two garden sheds. Timber bin store. All enclosed by new fencing.

## Parking

Two tandem parking spaces.

## TENURE:

Shared Freehold - Lease 125 years from 25th March 2014, approximately 113 years remaining. No ground rent or service charge.

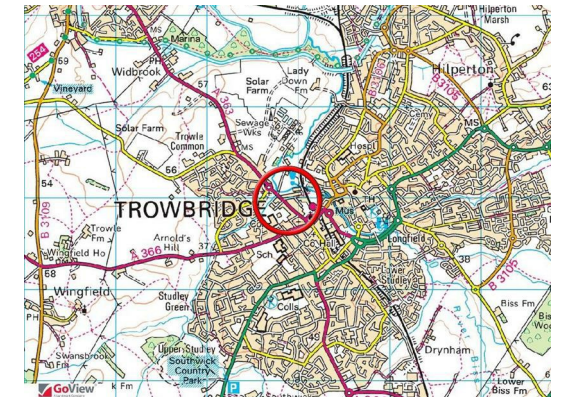
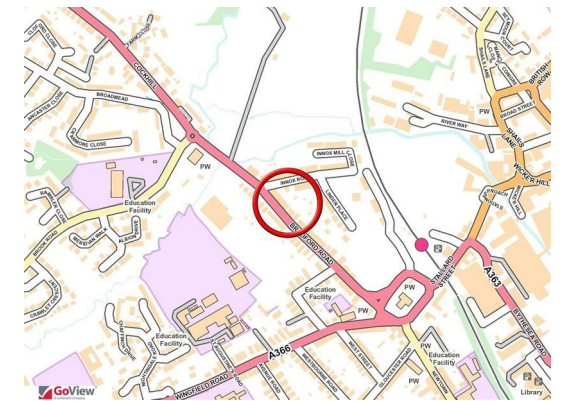


Tenure **Freehold**  
Council Tax Band **A**  
EPC Rating

**Ground Floor**  
Approx. 47.9 sq. metres (515.2 sq. feet)



Total area: approx. 47.9 sq. metres (515.2 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.