



8 Waterworks Road
Trowbridge

KINGSTONS



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Trowbridge

Wiltshire

BA14 0AL

An unusual three bedroom extended semi-detached property with a large north-westerly facing garden situated close to the town centre and railway station. Offered for sale with no onward chain, viewing recommended.

Lobby | Kitchen/Diner | Family Room | Lounge | Study | Inner Lobby | Downstairs Bathroom | UPVC Double Glazing | Gas Central Heating |

Asking Price: £137,950



All measurements are approximate

ACCOMMODATION

Entrance Lobby

UPVC double glazed door to the front. Doorway to the:

Kitchen/Diner 19' 1" x 10' 1" (5.82m x 3.07m) Max UPVC double glazed window to the front. Radiator. Selection of wall and base mounted units with tiled surrounds and rolled top work surfaces. Stainless steel one and a half bowl sink drainer unit with mixer tap. Built-in double oven and four-ring gas hob with extractor over. Plumbing for washing machine and dishwasher. Space for table. Wall mounted boiler. Tiled flooring and inset ceiling spotlights. Doors off and into:

Family Room

19' 1" x 10' 1" (5.82m x 3.07m)
UPVC double glazed French doors to the front. Radiator. Inset ceiling spotlights.

Lounge

14' 8" x 14' 1" (4.47m x 4.29m)
Two UPVC double glazed windows to the front. Feature fireplace with wood burner inset. Television point. Stairs to the first floor. Wood effect flooring. Doorway to the:

Study

10' 1" x 9' 6" (3.07m x 2.9m)
UPVC double glazed window to the front. Radiator. Wood effect flooring.

Inner Lobby

Shelving. Door to the:

Bathroom

Obscured UPVC double glazed window to the side. Radiator. Three piece white suite with part tiled surrounds comprising: panelled bath with mains shower over, pedestal wash hand basin and w/c. Tiled flooring.

FIRS FLOOR

Landing

UPVC double glazed window to the front. Radiator. Access to loft space. Doors off and into:

Bedroom One

14' 3" x 8' 5" (4.34m x 2.57m)
UPVC double glazed window to the front. Radiator.

Bedroom Two

10' 4" x 9' 8" (3.15m x 2.95m)
UPVC double glazed window to the front. Radiator. Access to loft.

Bedroom Three

9' 10" x 6' 7" (3m x 2.01m)
UPVC double glazed window to the side. Radiator.

EXTERNALLY

To The Front

Good sized north-west facing enclosed garden comprising: patio area and large area laid to lawn. Garden shed. Enclosed by fencing with gated side access.

AGENTS NOTE:

The current owners have a verbal agreement to park two vehicles in the adjacent car park.

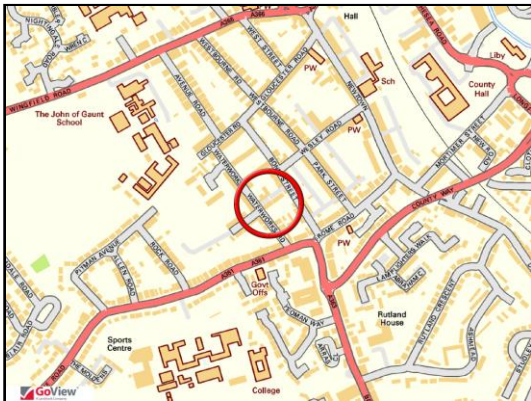
COUNCIL TAX BAND: C - £1,391.29pa (2013/14)

SERVICES: All mains services are connected.

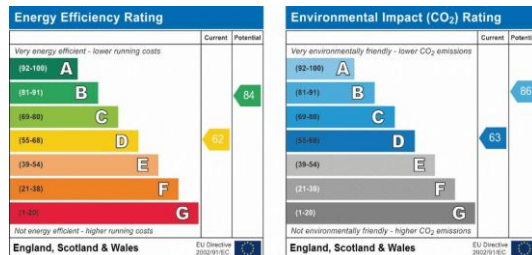
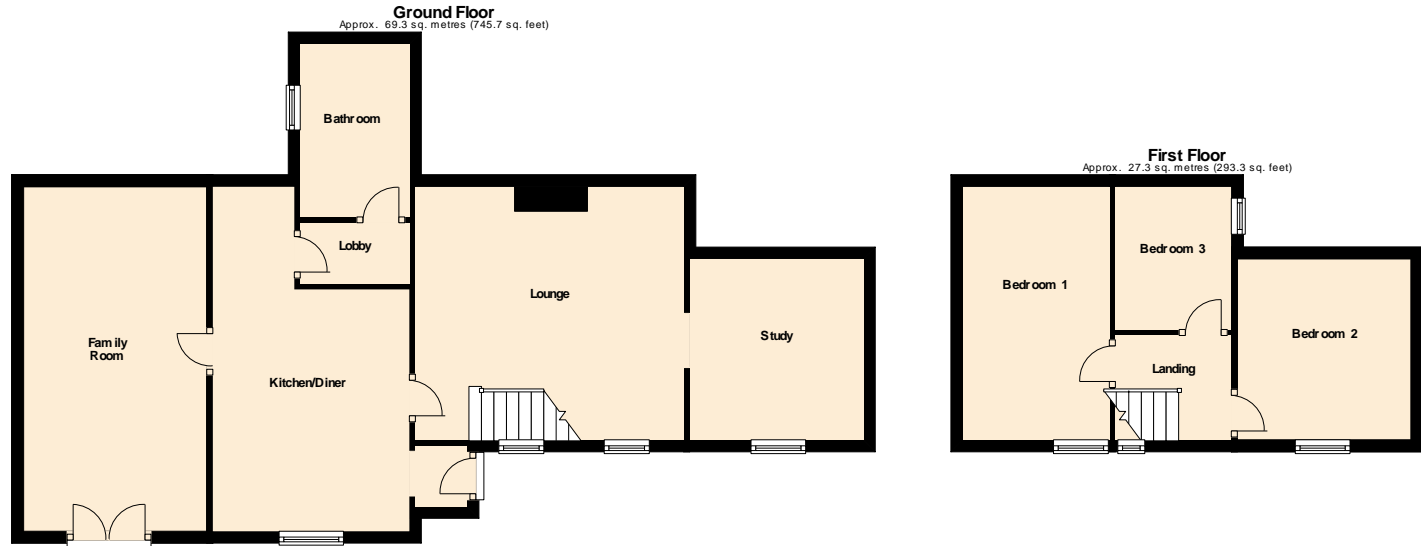
VIEWING: Strictly by appointment through the Sole Agent **Kingstons**.



DIRECTIONS: From our office in Fore Street, proceed down Wicker Hill and on into Stallard Street at the traffic lights take a left into Newtown. At the roundabout turn right into Frome Road and proceed over the next roundabout turning immediately right into Waterworks Road. The Property can be found on the right hand side located via a Kingstons 'For Sale' board.



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