



11 Lower Alma Street

Trowbridge BA14 7EY

A well presented two bedroom terrace house tucked away at the end of a cul-de-sac, in an established residential area close to shop and primary school, and within approximately one mile of the town centre, park, cinema/restaurant complex & railway station.

Accommodation comprises 21ft x 11ft lounge/dining room, modern fitted kitchen, office, two bedrooms and a family bathroom. Benefits include UPVC double glazing, gas central heating with replacement boiler (Dec 2025), courtyard garden and two allocated parking spaces. Viewing recommended.

Guide Price £189,950



ACCOMMODATION

All measurements are approximate

Lounge/Dining Room

21'8 x 11'5 (6.6m x 3.48m)

Dining Area

UPVC double glazed window and door to the front. Radiator. Feature fireplace. Stairs to the first floor. Wood flooring and coving. Steps down to:

Lounge Area

UPVC double glazed window to the rear. Radiator. Wood flooring. Display recess. Archway to the:

Kitchen

15'6 x 8'7 max (4.72m x 2.62m max)
UPVC double glazed window to the rear. Range of modern high gloss wall, base, drawer and larder units with tiled splash-backs and rolled top work surfaces. Stainless steel single sink drainer unit with mixer tap. Electric cooker with extractor hood over. Plumbing for washing machine. Space for dryer and fridge/freezer. Wall mounted boiler - installed Dec 2025. Vinyl flooring. UPVC double glazed door to the side. Mat-well.



FIRST FLOOR

Landing

Doors off and into:

Bedroom One

11'7 x 9'9 (3.53m x 2.97m)
UPVC double glazed window to the front. Radiator. Open over stairs cupboard. Access to loft space.

Bedroom Two

8'6 x 7'2 (2.59m x 2.18m)
UPVC double glazed window to the rear. Radiator.

Office

11'4 x 4'10 (3.45m x 1.47m)
UPVC double glazed window to the rear. Radiator.

Family Bathroom

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

EXTERNALLY

To The Front

Raised courtyard garden laid to artificial lawn with railings and fencing enclosing. Entrance light.

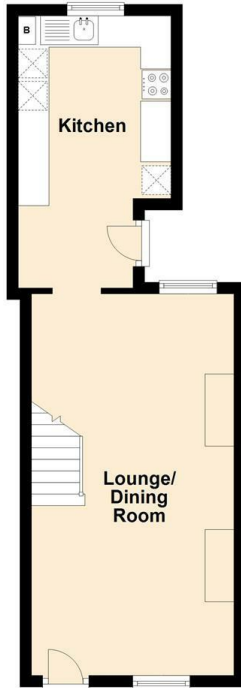
To The Rear

Two allocated parking spaces - accessed via Heathershaw.



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

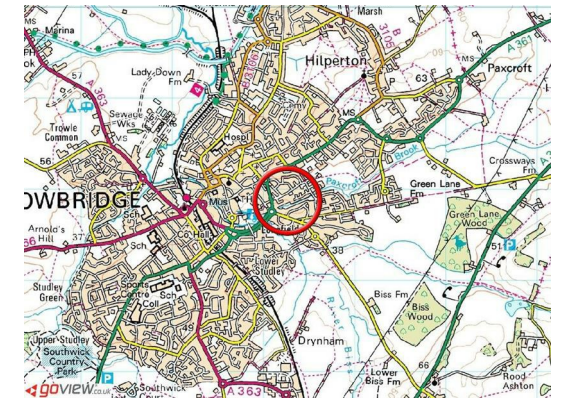
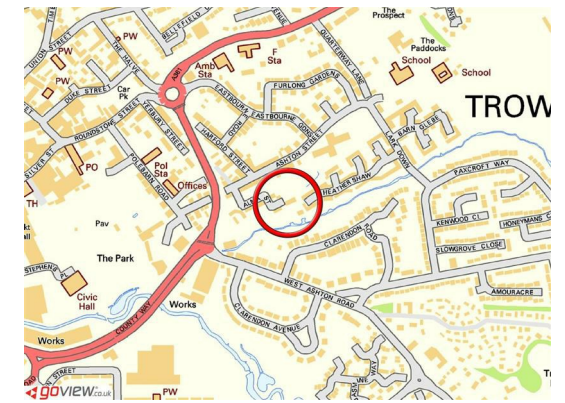
Ground Floor
Approx. 34.8 sq. metres (374.8 sq. feet)



First Floor
Approx. 35.9 sq. metres (386.5 sq. feet)



Total area: approx. 70.7 sq. metres (761.3 sq. feet)




KINGSTONS
Trowbridge Office

5C-5D Fore Street, Wiltshire,
BA14 8HD

Contact

01225 777720
sales@kingstonstrowbridge.co.uk
kingstonstrowbridge.co.uk

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.