26 Southwick Road

North Bradley Trowbridge BA14 0SJ

A fantastic opportunity to purchase a good sized three bedroom, semi-detached period property, situated within the well regarded village of North Bradley, close to school, local shop/filling station and public house. The property requires a program of refurbishment and is offered for sale with the added benefit of no onward chain. Accommodation comprises entrance hall/utility, cloakroom, kitchen, living room, dining room, conservatory and refitted shower room. Benefits include UPVC double glazing, gas central heating and courtyard garden. Viewing is highly recommended as properties within this village are always very popular.

Offers Over £200,000

ACCOMMODATION

All measurements are approximate

Entrance Hall/Utility

9'8" x 6'12" (2.95 x 2.13)
Obscured UPVC double glazed door to the rear. Tiled flooring. Ideal boiler (2017). Plumbing for washing machine. Space for dryer. Door to cloakroom. Doorway to the:

Kitchen

13'4" x 9'1" (4.07 x 2.77)
Two UPVC double glazed windows to the front. UPVC double glazed window to the rear. Radiator. Range of wall and base mounted units with tiled splash-backs and wooden work surfaces. Belfast sink with mixer tap. Tiled fireplace recess with space for cooker. Plumbing for dishwasher. Tiled flooring and inset ceiling spotlights. Smoke alarm. Doorway to the:

Dining Room

16'12" x 7'1" (5.18 x 2.15)
UPVC double glazed window to the side. Radiator. Wall lights. Double glazed sliding patio doors to the conservatory. Openings to the:

Living Room
15'8" x 13'10" (4.78 x 4.22)
UPVC double glazed window to the rear. Two radiators. Stairs to the first floor. Exposed beam. Wall lights. Door to bedroom three.

Conservatory
9'4" x 8'3" (2.85 x 2.52)
UPVC double glazed and brick construction with French doors to the side and tinted glass roof. Wood effect flooring.

Bedroom Three
13'11" x 9'8" (4.24 x 2.94)
Two UPVC double glazed windows to the front. Radiator. Exposed beam. Fuse box and electric meter.

Cloakroom
Two piece white suite comprising pedestal wash hand basin and w/c with dual push flush. Tiled flooring. Extractor.

FIRST FLOOR

Landing
Radiator. Access to loft space with ladder and light. Doors off.

Bedroom One
13'12" x 9'4" (4.26 x 2.85)
UPVC double glazed window to the rear. Radiator. Built-in run of wardrobes. Wood effect flooring.

Bedroom Two
13'10" x 8'10" (4.22 x 2.69)
UPVC double glazed window to the front. Radiator. Built-in run of wardrobes.

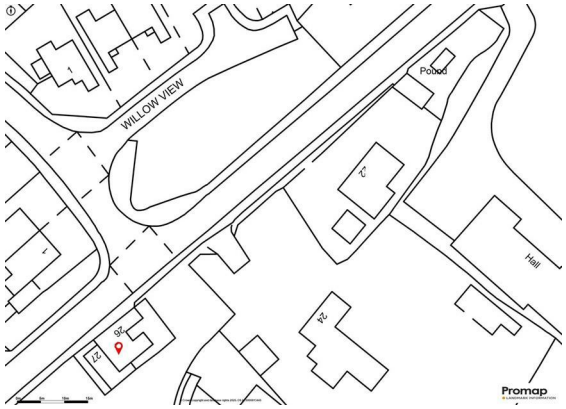
Refitted Shower Room
UPVC double glazed window to the side. Victorian style towel radiator. Three piece white suite with part metro tiled and aqua-board surrounds comprising walk-in shower enclosure with power shower rain-fall shower over, additional shower attachment and glass screen enclosing, wash hand basin with cupboard under and w/c with enclosed cistern and dual push flush. Tiled flooring. Airing cupboard housing hot water tank. Extractor.

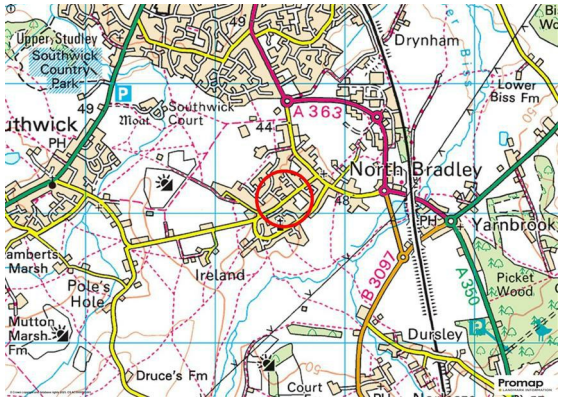
EXTERNALLY
Courtyard garden comprising paved patio areas, raised decked areas and gravel borders. All enclosed by metal fencing with gates open to the front. Outside tap and light.

AGENTS NOTE:
All items and appliances remaining at the property are included in the sale. The main roof has just been re-battened and re-felted.

Tenure **Freehold**
Council Tax Band **B**
EPC Rating **D**

Total area: approx. 104.1 sq. metres (1120.6 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.