



33 Lambrok Close

Trowbridge BA14 9HH

A three bedroom terrace property situated in an established residential area on the outskirts of town with fantastic views across open countryside. Whilst the property is in a habitable condition, would benefit from a programme of updating. Accommodation comprises entrance hall, 20ft lounge/diner, kitchen, rear lobby, cloakroom, large store room, three good sized bedrooms and bathroom. Benefits include UPVC double glazing, electric heating and enclosed rear garden. Offered for sale with no onward chain – viewing highly recommended.

Guide Price £190,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

Obscured UPVC double glazed door to the front. Stairs to the first floor. Door to the:

Lounge/Dining Room

20'9 x 13'5 max (6.32m x 4.09m max)
UPVC double glazed window to the front.
Electric heater. Area laid to vinyl flooring.
Wall lights. Doorway and window aperture to:

Kitchen

9'9 x 7'4 (2.97m x 2.24m)
UPVC double glazed window to the rear.
Range of wall, base and drawer units with tiled splash-backs and rolled top work surfaces. Stainless steel sink drainer unit with mixer tap. Cooker point. Plumbing for washing machine. Coving. Door to the:

Rear Lobby

UPVC double glazed door to the rear.
Doors off and into:

Cloakroom

Obscured UPVC double glazed window to the rear. Wash hand basin and w/c.

Store Room

8'8 x 6'5 (2.64m x 1.96m)

FIRST FLOOR

Landing

Doors off and into: large airing cupboard housing hot water tank and shelving.

Bedroom One

12'10 x 10'0 (3.91m x 3.05m)
UPVC double glazed window to the front with fantastic views over countryside. Electric heater. Built-in run of wardrobes with sliding doors enclosing.

Bedroom Two

12'9 x 10'0 (3.89m x 3.05m)
UPVC double glazed window to the rear. Electric heater.

Bedroom Three

9'10 x 6'8 (3.00m x 2.03m)
UPVC double glazed window to the front with fantastic views over countryside. Access to loft space.

Family Bathroom

Obscured UPVC double glazed window to the rear. Modern three piece white suite with part tiled surrounds comprising panelled bath, pedestal wash hand basin and w/c with dual push flush.

EXTERNALLY

To The Front

Path to the front door. Paved patio

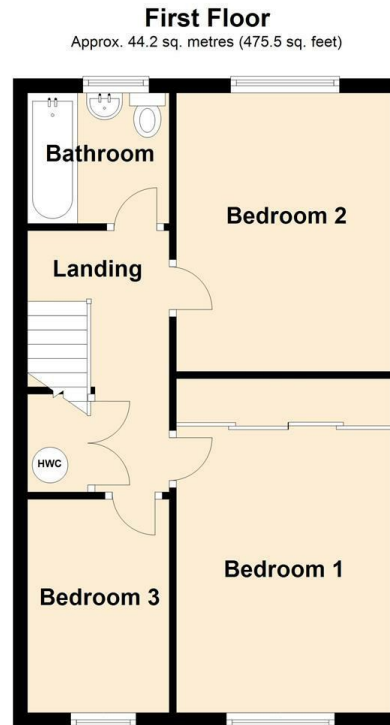
area and a variety of plants and shrubs.

To The Rear

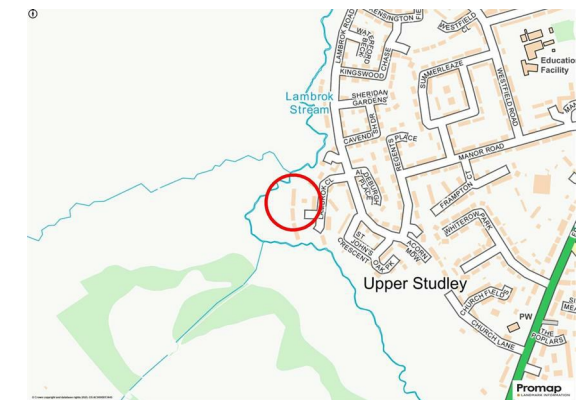
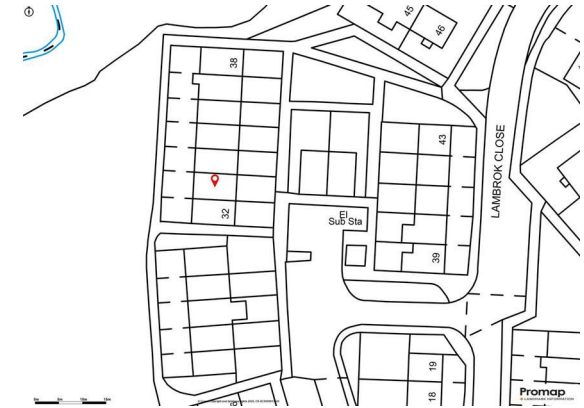
Enclosed hard landscaped garden with area laid to loose stone chipping and raised bed with cut sleepers enclosing. External power point. All enclosed by fencing with gated rear pedestrian access.



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



Total area: approx. 88.4 sq. metres (951.1 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.