



## 8 Linden Place Trowbridge BA14 9AU

A fantastic opportunity to purchase a spacious and well presented, two bedroom period property located down a private road over-looking the park, and situated close to the town centre, shop and train station. Accommodation comprises entrance hall, living room open plan to dining room, modern kitchen, two double bedrooms and modern bathroom. Benefits include UPVC double glazing, gas central heating, good sized south-west facing garden with private aspect, garage, driveway and 'residents only' off road parking. Ideal first time buy - early viewing recommended.

**Offers Over £240,000**



## ACCOMMODATION

All measurements are approximate.

### Entrance Hall

Composite part double glazed door to the front with transom window. Obscured double glazed window to the front. Radiator. Wood effect flooring and coving. Fuse box. Smoke alarm. Stairs to the first floor. Telephone point. Glazed door to the kitchen. Door to the:

### Dining Area

10'12" x 10'4" (3.35 x 3.15)

UPVC double glazed window to the front. Radiator. Wood effect flooring, picture rail and coving. Open plan to the:

### Lounge Area

12'9" x 10'2" (3.89 x 3.10)

UPVC double glazed French doors to the rear. Radiator. Feature fireplace with wood mantle and tiled hearth. Wood effect flooring and picture rail.



## Kitchen

18' x 7'11" max (5.49 x 2.41 max)  
UPVC double glazed windows to the rear and side. Radiator and chrome towel radiator. Range of modern wall and base mounted units with metro tiled splash-backs and rolled top work surfaces. Stainless steel sink drainer unit with mixer tap. Space for cooker with extractor over. Plumbing for washing machine. Space for fridge/freezer. Extractor fan. Tiled flooring and inset ceiling spotlights. UPVC double glazed door to the side. Smoke alarm.

## FIRST FLOOR

### Landing

Access to part boarded loft space with Velux window. Smoke alarm and carbon monoxide alarm. Panelled doors off and into:

### Bedroom One

16'8" x 10'4" max (5.08 x 3.15 max)  
Two UPVC double glazed windows to the front. Two radiators. Coving.

### Bedroom Two

12'10" x 8'11" (3.91 x 2.72)  
UPVC double glazed window to the rear. Radiator.

## Bathroom

Obscured UPVC double glazed window to the rear. Chrome towel radiator. Modern three piece white suite comprising panelled bath with mixer shower over and glass screen enclosing, pedestal wash hand basin and w/c with dual push flush. Wall mounted Viessmann combi boiler. Wood effect flooring.

## EXTERNALLY

### To The Front

Gate and path to the front door with entrance light. Paved courtyard area enclosed by picket fencing. 'Residents Only' parking on the road to the front.

### To The Rear

Good sized enclosed south-west facing garden comprising partially covered paved patio area to the immediate rear, decked area, large area laid to lawn and a variety of trees and shrubs. Outside tap. Path leading to garage and parking. All enclosed by fencing.

### Garage & Parking

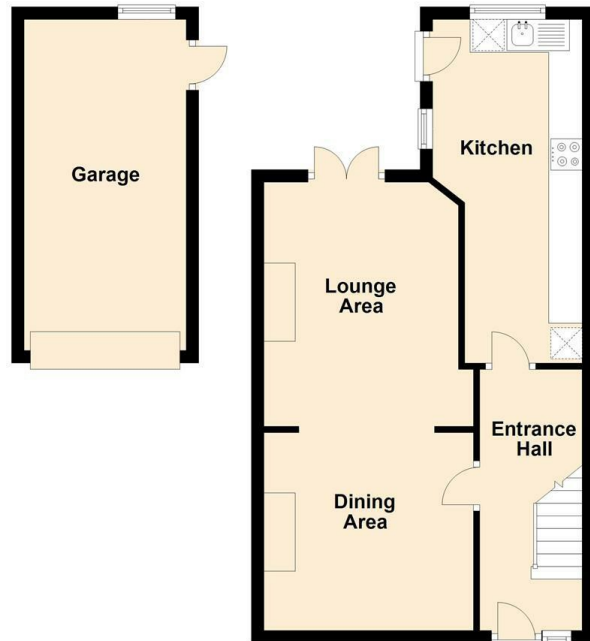
17'4" x 8'5" (5.28 x 2.57)  
Up and over door to the front. Window to the rear. Door to the side. Parking space to the side.



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

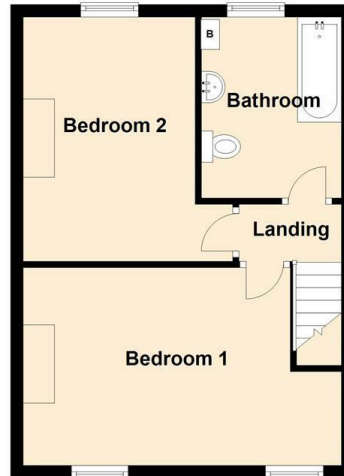
### Ground Floor

Approx. 56.3 sq. metres (606.3 sq. feet)

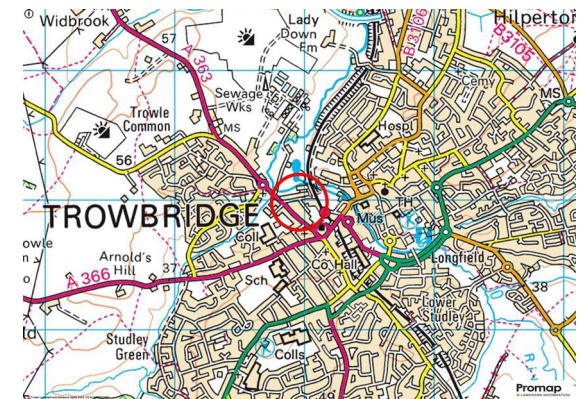
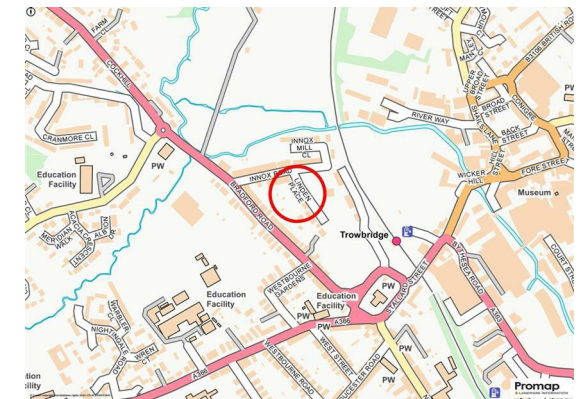


### First Floor

Approx. 36.4 sq. metres (392.0 sq. feet)



Total area: approx. 92.8 sq. metres (998.4 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.