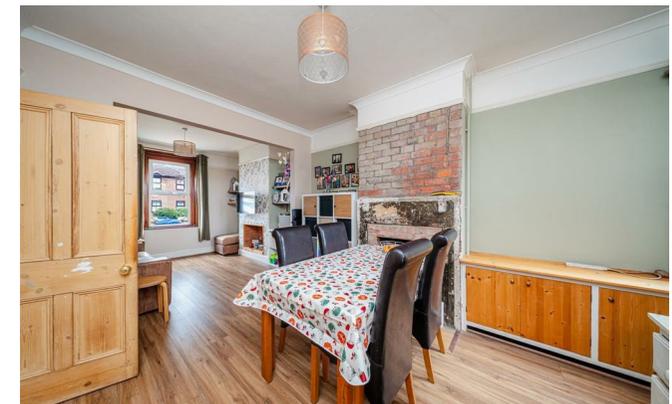




KINGSTONS



10 Drynham Road

Trowbridge BA14 0PE

A deceptively spacious Victorian three bedroom terrace house set back off the well regarded tree lined Drynham Road close to schools, shops, public house and countryside. The well presented interior boasts entrance hall with original tiled flooring, living room open plan to dining room, modern kitchen, ground floor bathroom/utility and three good sized bedrooms. Additional features include period features, UPVC double glazing, gas central heating with modern Worcester combi boiler, good sized private garden and large garage/workshop. Viewing is highly recommended. Vendor suited with no onward chain.

Offers Over £240,000



ACCOMMODATION

All measurements are approximate.

Entrance Hall

UPVC double glazed door to the front with transom window over. Radiator. Original tiled flooring, dado rail, cornice and coving. Stairs to the first floor. Door to the:

Dining Room

13'6 x 11'5 (4.11m x 3.48m)
UPVC double glazed window to the rear. Radiator. Feature fireplace. Wood effect flooring, picture rail and coving. Doorway to the kitchen. Door to understairs storage cupboard. Opening to the:

Living Room

10'9 x 10'3 (3.28m x 3.12m)
UPVC double glazed window to the front. Vertical radiator. Television point. Wood effect flooring, picture rail and coving. Exposed chimney breast and fireplace.



Kitchen

9'6 x 8'10 (2.9m x 2.69m)
UPVC double glazed window to the side. Range of modern, shaker style wall, base and drawer units with tiled splash-backs and wood effect work surfaces. Stainless steel sink drainer unit with mixer tap. Space for cooker. Space for fridge/freezer. Brand new Worcester combi boiler. Wood effect flooring and coving. Obscured UPVC double glazed door to the side. Door to the:

Bathroom

Obscured UPVC double glazed windows to the rear and side. Three piece white suite with part tiled surrounds comprising panelled bath with mains shower over, wash hand basin and w/c with dual push flush. Base mounted cupboards. Plumbing for washing machine. Tiled flooring.

FIRST FLOOR

Landing

Radiator. Access to loft space. Dado rail. Doors off and into: storage cupboard.

Bedroom One

12'9 x 10'3 (3.89m x 3.12m)
Two UPVC double glazed windows to the front. Radiator. Built-in double and single wardrobes. Coving.

Bedroom Two

13'3 x 9'0 (4.04m x 2.74m)
UPVC double glazed window to the rear. Radiator. Built-in double wardrobe. Coving.

Bedroom Three

9'5 x 8'11 (2.87m x 2.72m)
UPVC double glazed window to the rear. Radiator. Coving.

EXTERNALLY

To The Front

Gate and path to the front door. Gravel borders.

To The Rear

Good sized enclosed garden with private aspect comprising newly laid patio and areas laid to lawn and artificial lawn. Outside tap and light. Enclosed by fencing with gated rear pedestrian access.

Garage/Workshop

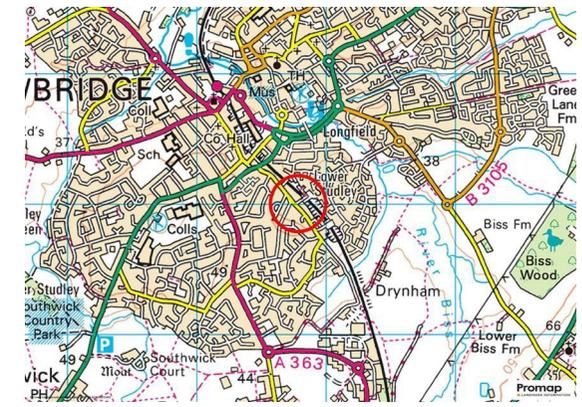
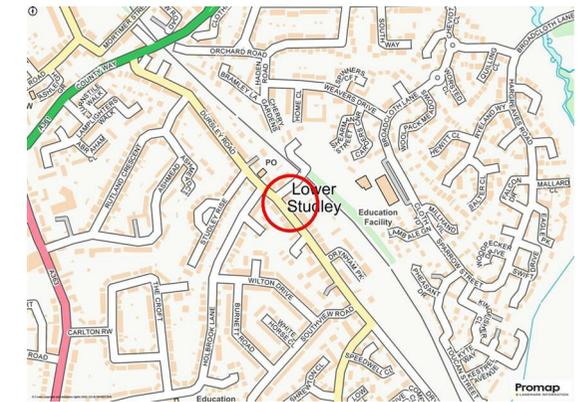
18'7 x 11'10 (5.66m x 3.61m)
Accessed via an un-adopted road off Dursley Road. Up and over door to the front. Personal door to the rear. Power and lighting.



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



Total area: approx. 108.2 sq. metres (1164.8 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.