

TOWN & COUNTRY
ESTATES



Kingsdown Road, Trowbridge, Wiltshire BA14 0LD

£270,000

LOCATION

Situated in a sought after and convenient location off of Silver Street Lane, close to local shops, bus routes and primary and secondary schools. Trowbridge Town centre with its modern cinema and restaurant complex and Train Station is within walking distance.

DESCRIPTION

NO ONWARD CHAIN - Are you looking for a project? With just one owner since it was built, this spacious three double bedroom detached property, located in a sought after location, offers a great opportunity to make a much loved house, your home. The accommodation comprises an entrance porch, lounge, dining room, kitchen, rear hall leading to a useful cloakroom toilet, shower room and the garage. The first floor landing accesses the three double bedrooms and bathroom. Further benefits include an enclosed rear garden, driveway parking and bags of potential!

ENTRANCE PORCH

You enter into the entrance porch through a uPVC door with obscure window to the side, there is space for coats and shoes and a door to the lounge.

LOUNGE

16'0" x 13'1"

A large window to the front floods the lounge with natural light, there is a fireplace, TV point, radiator, stairs to the first floor and opening to the dining room.

DINING ROOM

11'9" x 8'6"

There is a radiator, door to the kitchen and glazed sliding door to the rear garden.

KITCHEN

9'2" x 7'2"

With a window overlooking the garden, a range of matching base and wall units, rolled top work surface and inset 1 1/2 bowl sink with chrome mixer tap, tiled splash backs, space for cooker, pantry cupboard, oil fired boiler and door to the rear hall.

REAR HALL

There are doors to the cloakroom toilet, shower room, garage and garden.

CLOAKROOM TOILET

Obscure window and dual flush WC.

SHOWER ROOM

The ground floor shower room has an obscure window to the rear shower cubicle, wall mounted electric shower and tiled splashbacks.

FIRST FLOOR LANDING

The first floor landing has window to the side and doors to all three bedrooms, the bathroom and airing cupboard.



BEDROOM ONE

14'1" to wardrobes x 9'10"

Large window to the front, two built-in double wardrobes with storage above and a radiator.

BEDROOM TWO

10'9" x 9'10"

Bedroom two has a window to the rear, access to the loft and a radiator.

BEDROOM THREE

9'10" x 7'2"

The third bedroom is a small double or large single room and benefits a window to the side and a radiator.

BATHROOM

There is an obscure window to the rear, panelled bath, pedestal basin, dual flush WC, radiator and tiled splashbacks.

EXTERIOR

FRONT

With a dwarf wall to the front and side, double gates open to the drive, there is a lawn to the side (where many neighbours have created additional parking), planted border, gate to the rear garden and doors to the house and garage.

REAR GARDEN

The enclosed rear garden has a lovely private feel and offers a paved patio, lawn, raised planted borders and covered area to the side.

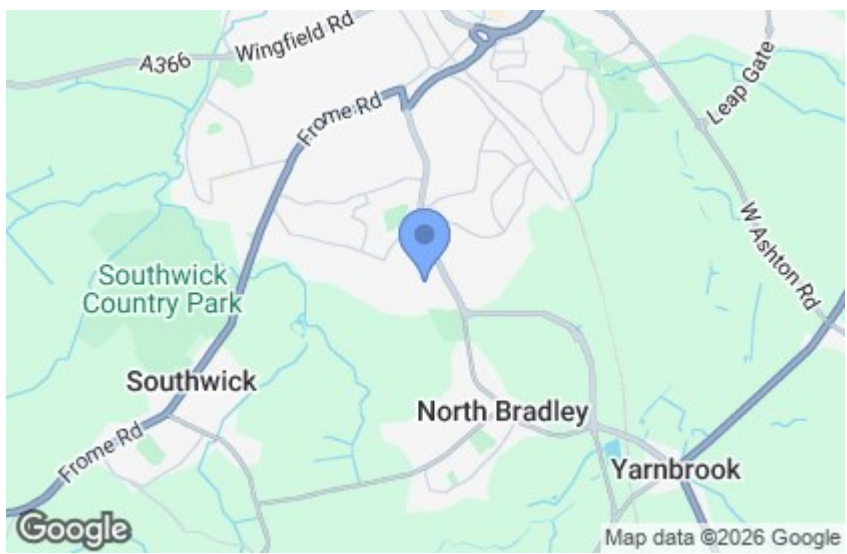
GARAGE

15'8" x 10'5"

The larger than average single garage has an up and over door to the front and doors to an under stairs storage cupboard, rear hall and front drive.

ADDITIONAL INFORMATION

Council Tax Band - D



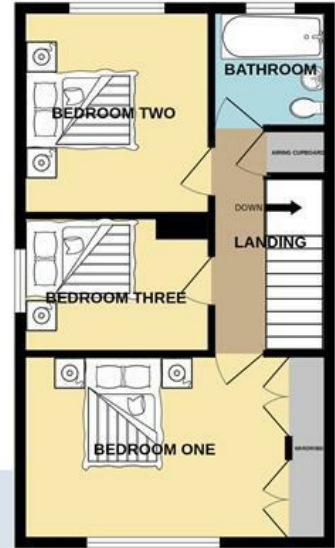




GROUND FLOOR



1ST FLOOR

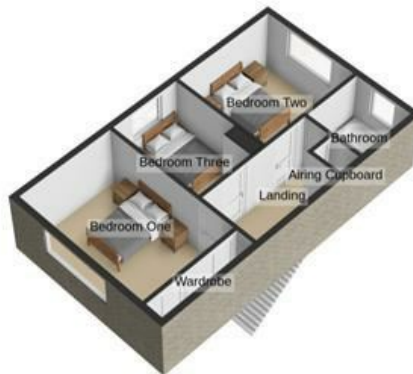


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Ground Floor
656 sq.ft. (60.9 sq.m.) approx.



1st Floor
448 sq.ft. (41.6 sq.m.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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