



41 The Croft
Trowbridge

KINGSTONS



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Trowbridge

Wiltshire

BA14 0RN

A semi detached family home situated within the highly regarded Croft area close to schools, town centre and railway station. Although this spacious property would benefit from internal cosmetic improvement it has always been well maintained:- The roof has been replaced within the last 12 months, windows and fascias replaced with PVCU, cavity wall insulation and loft insulation has also been improved.

Lounge | Dining Room | Kitchen | Sun Lounge |
Cloakroom | Utility Room | Three Bedrooms |
Shower Room | PVCU Double Glazing | Gas Central
Heating | Large Mature Garden | Courtyard |
Garage | Driveway | Potential to Extend | No Chain

Asking Price: £175,000



All measurements are approximate

ACCOMMODATION

Entrance Porch

PVCU double glazed French doors to the front. Tiled flooring. Light. Obscured glazed door to the:

Entrance Hall

Radiator. Stairs to the first floor with two cupboards under. Picture rail. Smoke alarm. Doorway to the kitchen. Obscured glazed door to the dining room.

Lounge 12' 4 into bay x 11' 11 (3.76m x 3.63m)

PVCU double glazed bay window to the front. Radiator. Television point. Small built-in unit. Opening to the:

Dining Room 11' 6 x 10' 6 (3.51m x 3.20m)

Window to the rear. Gas fire with back boiler. Small built-in unit. Obscured glazed serving hatch to kitchen.

Kitchen 10' 5 x 6' 9 (3.18m x 2.06m)

Two PVCU double glazed windows to the side. Selection of wall and base mounted units with tiled surrounds and rolled top work surfaces. Stainless steel sink drainer unit with mixer tap. Electric cooker with double oven and extractor hood over. Plumbing for washing machine. Space for fridge. Telephone point. Obscured glazed door to the:

Sun Lounge 13' 10 x 7' 0 (4.22m x 2.13m)

Block and timber framed construction with window to the rear. Sliding door to the rear hallway. Door to the:

Cloakroom

Window to the rear. W/C. Shelving.

Rear Hallway

Doors to the rear garden and side courtyard. Sliding doors to the:

Utility Room 6' 0 x 5' 8 (1.83m x 1.73m)

PVCU double glazed window to the side. Base mounted unit with work surface over. Pantry cupboard. Spaces for dryer and freezer.

FIRST FLOOR

Landing

PVCU double glazed window to the side. Access to loft space. Doors off and into:

Bedroom One 12' 6 x 10' 6 (3.81m x 3.20m)

PVCU double glazed bay window to the front. Radiator. Built-in wardrobe. Picture rail.

Bedroom Two 11' 5 x 11' 3 (3.48m x 3.43m)

PVCU double glazed window to the rear. Radiator. Picture rail. Louvered doors to airing cupboard housing hotwater tank and shelving.

Bedroom Three 6' 10 x 6' 10 (2.08m x 2.08m)

PVCU double glazed window to the front. Radiator. Picture rail.

Shower Room

Obscured PVCU double glazed window to the rear. Radiator. Three piece white suite with tiled surrounds comprising: shower cubicle with mains shower and doors enclosing, pedestal wash hand basin and w/c.

EXTERNALLY

To The Front

Area laid to lawn. Paved driveway. Outside light. Hedgerow, walls and double gates enclosing. Side pedestrian access leading to courtyard behind garage.

Courtyard

Block built workshop. Raised borders. Outside tap. Outside security light. Walling enclosing.

To The Rear

Large enclosed mature well tended and level garden with private aspect comprising: patio area to the immediate rear, large area laid to lawn, feature tree and hedging and various flower and shrub borders. Enclosed by fencing.

Garage

Up and over door to the front. Power and lighting. Two obscured windows to the side. Personal door to the courtyard.

COUNCIL TAX BAND: C - £1,384.25pa (2011/12)

SERVICES: All mains services are connected.

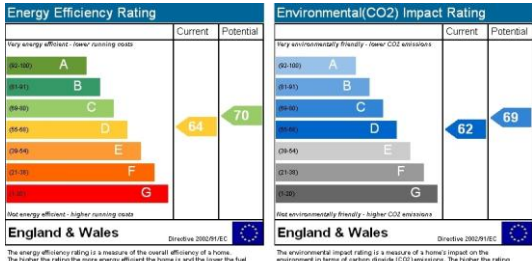
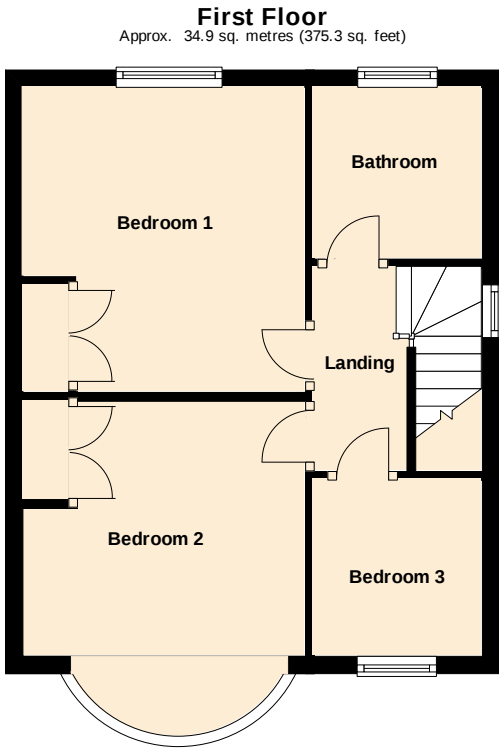
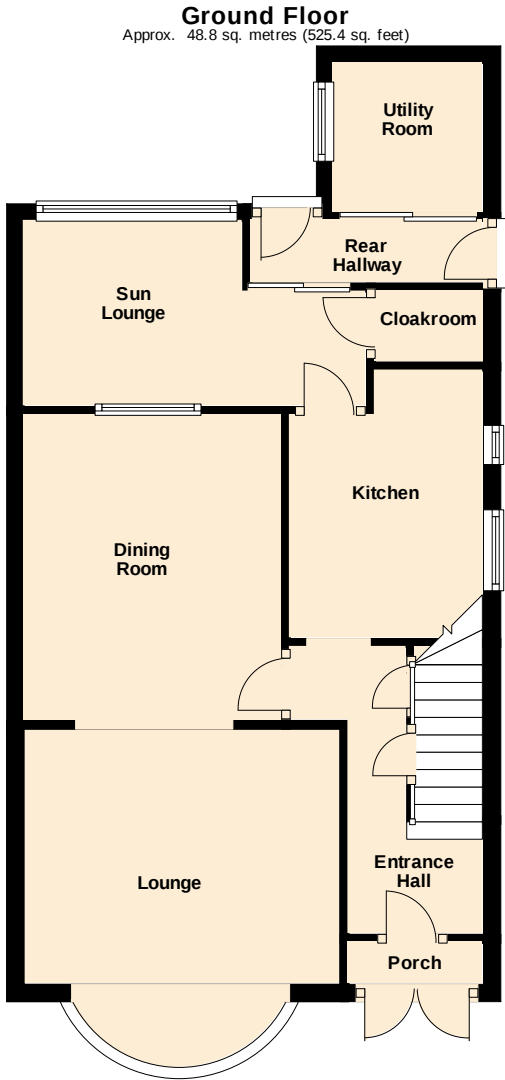
VIEWING: Strictly by appointment through the Sole Agent **Kingstons.**



DIRECTIONS: From our office in Fore Street, proceed into Wickerhill and on into Stallard Street. Continue over the mini roundabout and at the next junction keep in the left hand lane and turn left into Newtown. At the next roundabout turn right into Frome Road and at the next roundabout turn left into Bradley Road. Continue along and take the third turning left into Carlton Row. At the end of the road turn left into The Croft, follow the road around and the property can be found on the right hand side via a Kingstons 'For Sale' board.



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