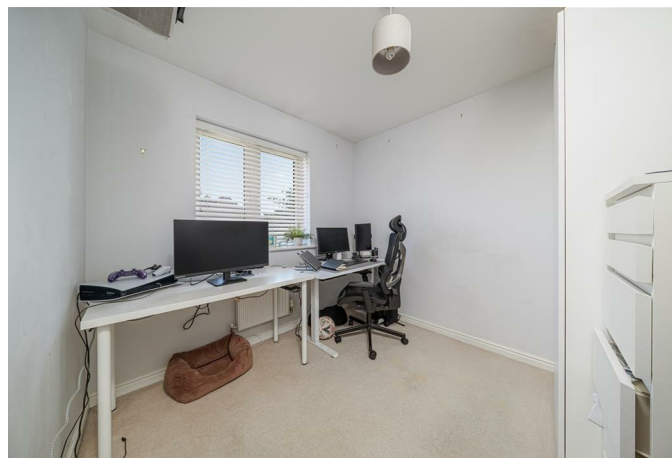
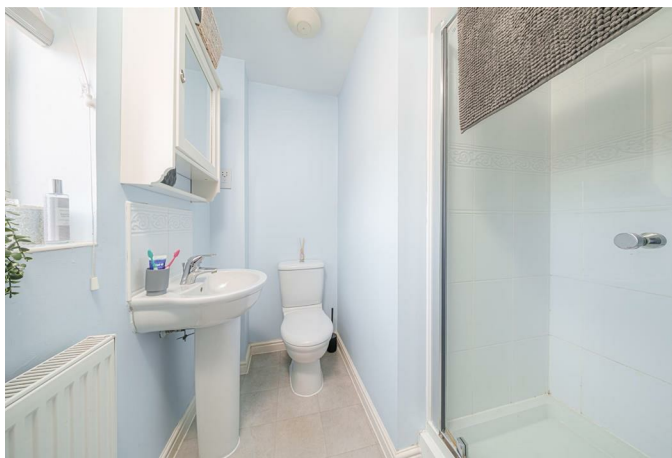




1 Leap Gate Trowbridge BA14 6GJ

A well presented end of terrace, modern property with open aspect over looking green space and is situated within the well regarded Castlemead development close to two popular primary schools, shops, parkland walks and Green Lane woods. This former Charles Church home is finished to a high specification including fitted kitchen/breakfast room, lounge/dining room with French doors onto garden, utility cupboard, family bathroom, and en-suite shower room. Benefits include UPVC double glazing, gas central heating, enclosed low maintenance gardens with private aspect and two parking spaces to the immediate rear of the property. Viewing is highly recommended.

Guide Price £230,000



ACCOMMODATION

All measurements are approximate

Entrance Hall

Part obscured double glazed door to the front. Wood effect laminate flooring. Fusebox. Smoke alarm. Stairs to the first floor. Panelled doors off and into: utility cupboard with plumbing for washing machine.

Kitchen/Breakfast Room

9'0 x 8'3 (2.74m x 2.51m)

UPVC double glazed window to the front. Radiator. Range of modern wall, base and drawer units with rolled top work surfaces and up-stands. Stainless steel one and a half bowl sink drainer unit with mixer tap. Built-in stainless steel AEG electric oven and four-ring gas hob with stainless steel splash-back and extractor hood over. Dishwasher included. Space for fridge/freezer. Tiled effect vinyl flooring. Wall mounted enclosed IDEAL combi gas central heating boiler (2013). Extractor fan.

Lounge/Dining Room

14'7 x 12'0 max (4.45m x 3.66m max)

UPVC double glazed window and French doors to the rear. Radiator. Television point. Wood effect laminate flooring.

FIRST FLOOR

Landing

Radiator. Access to loft space. Smoke alarm. Panelled doors off and into: storage cupboard.

Bedroom One

11'8 x 8'2 (3.56m x 2.49m)
UPVC double glazed window to the front. Radiator. Television point. Panelled door to the:

En Suite Shower Room

Obscured UPVC double glazed window to the front. Radiator. Three piece white suite with part tiled surrounds comprising shower cubicle with mains shower and door enclosing, pedestal wash hand basin and dual flush w/c. Tiled effect vinyl flooring. Extractor fan. Shaving point.

Bedroom Two

8'5 x 7'8 (2.57m x 2.34m)
UPVC double glazed window to the rear. Radiator.

Bathroom

Obscured UPVC double glazed window to the rear. Radiator. Three piece white suite with part tiled surrounds comprising panelled bath with mixer shower tap and glass screen enclosing, pedestal wash hand basin and dual flush w/c. Tiled effect vinyl flooring. Extractor fan. Shaving point.

EXTERNALLY

To The Front

Path to the front door with storm porch over and entrance light. Areas laid to slate stone chippings with cut sleepers enclosing. Gas and electric meters.

To The Rear

Enclosed rear garden with east facing aspect comprising gravel area to the immediate rear, and large decked area. Enclosed by fencing and walling with gated side access leading to the:

Two Parking Spaces

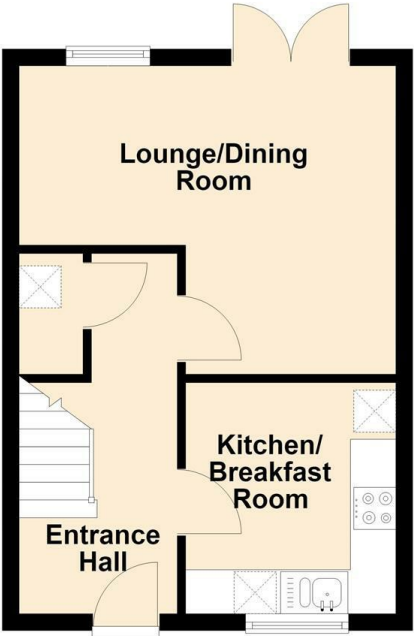
ESTATE CHARGE:
£214pa



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

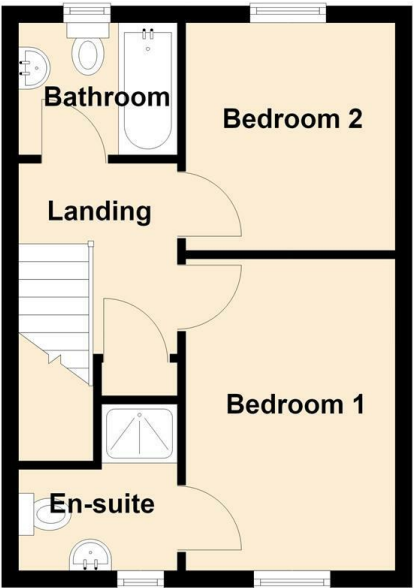
Ground Floor

Approx. 29.2 sq. metres (314.2 sq. feet)



First Floor

Approx. 29.2 sq. metres (314.2 sq. feet)



Total area: approx. 58.4 sq. metres (628.4 sq. feet)



KINGSTONS

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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.

