







6 Rosedale Gardens

Trowbridge BA14 9TL

A two bedroom semi-detached property offered for sale with NO CHAIN, situated within the well regarded Broadmead development close to primary school, pub, parkland walks, bus route and Tesco Express. Whether you are a first-time buyer, an investor looking for your next buy-to-let opportunity or someone seeking a property with potential, this home offers an excellent chance to modernise, improve and make it your own. Accommodation comprises entrance hall, living room, kitchen/diner and refitted shower room. Additional features include UPVC double glazing, gas central heating system with modern boiler (2023), good sized, low maintenance, south-easterly facing garden with private aspect, detached garage and block paved driveway. Early viewing is highly recommended.

Guide Price £240,000







ACCOMMODATION

All measurements are approximate

Entrance Hall

Obscured UPVC double glazed door to the front. Radiator. Stairs to the first floor. Glass panelled door to the:

Living Room

13'1 x 11'2 (3.99m x 3.4m)
UPVC double glazed window to the front. Two radiators. Coving. Television and telephone points. Door to understairs cupboard. Glass panelled door to the:

Kitchen/Diner

14'4 x 8'5 (4.37m x 2.57m)
UPVC double glazed window and French doors to the rear. Range of wall and base mounted units with tiled splash-backs and rolled top work surfaces. Stainless steel one and a half bowl sink drainer unit with mixer tap. Space for cooker with stainless steel splash-back and extractor over. Plumbing for washing machine. Space for fridge/freezer. Space for table. Vinyl flooring. Wall mounted Baxi boiler - fitted in 2023.

FIRST FLOOR

Landing
UPVC double glazed window to the side. Access to loft space. Smoke alarm. Doors off and into:

Bedroom One
14'4 x 9'8 max (4.37m x 2.95m max)
UPVC double glazed window to the rear. Radiator. Over stairs airing cupboard housing hot water tank and shelving.

Bedroom Two
12'1 x 7'11 (3.68m x 2.41m)
UPVC double glazed window to the rear. Radiator.

Refitted Shower Room
Obscured UPVC double glazed window to the rear. Radiator. Two piece white suite with aqua-board surrounds comprising walk-in shower enclosure with electric shower over and glass screen enclosing, pedestal wash hand basin and w/c with dual push flush. Tiled flooring.

EXTERNALLY

To The Front
Path to the front door. Area laid to lawn, areas laid to lose stone chippings and a variety of shrubs. Block paved driveway providing off road parking. Block paved path leading to gated side pedestrian access to the rear.

To The Rear
Good sized, low maintenance, south-easterly facing garden with private aspect comprising areas laid to paving and a variety of plants, trees and shrubs. Garden shed and greenhouse. Outside tap and light. All enclosed by fencing and walling.

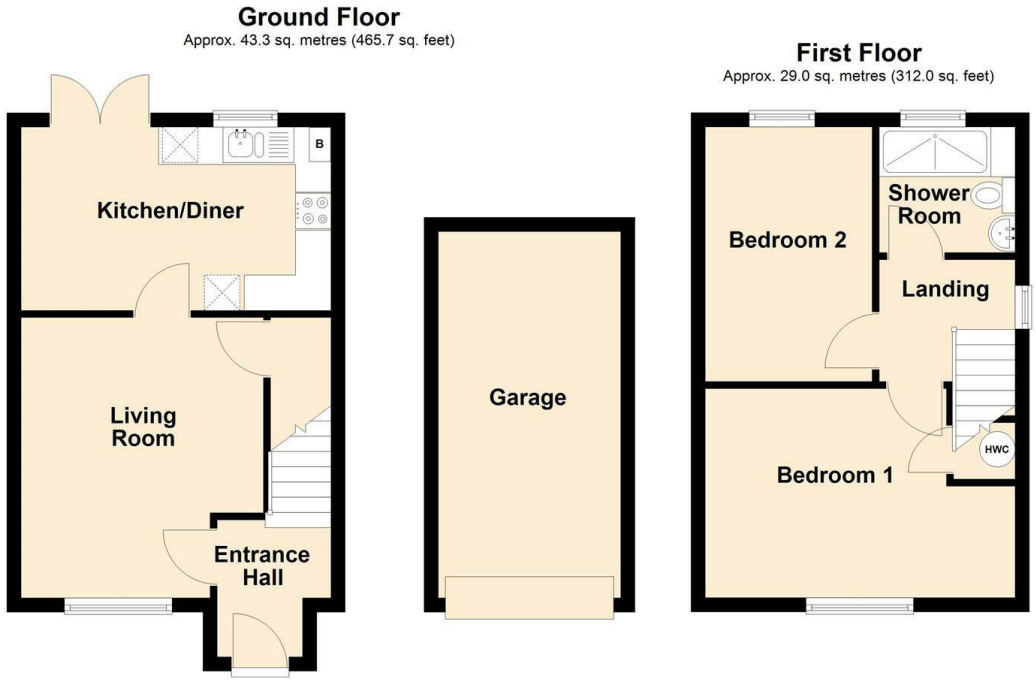
Garage
17'0 x 8'5 (5.18m x 2.57m)
Up and over door to the front. Power and lighting. Eave storage.







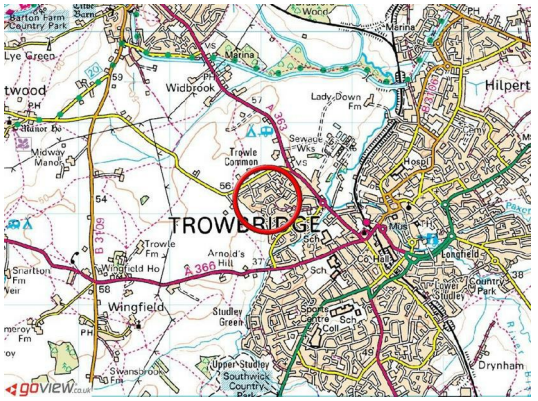
Tenure **Freehold**
Council Tax Band **C**
EPC Rating **D**



Total area: approx. 72.3 sq. metres (777.7 sq. feet)







KINGSTONS
Trowbridge Office
5C-5D Fore Street, Wiltshire,
BA14 8HD

Contact
01225 777720
sales@kingstonstrowbridge.co.uk
kingstonstrowbridge.co.uk

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.