



45A Bond Street Trowbridge BA14 0AS

A well presented and updated two double bedroom, modern semi-detached house situated close to shop, schools, park & railway station within the popular Bond Street area. Accommodation comprises living room, refitted kitchen/diner with integrated appliances (2025) and modern bathroom. Features include UPVC double glazing, gas central heating system with combi boiler installed in 2023, replacement flooring (2023), enclosed south-west facing garden with private aspect and allocated off road parking space. Early viewing is highly recommended - Vendor suited.

Guide Price £230,000





ACCOMMODATION

All measurements are approximate

Living Room

16'8 x 10'3 (5.08m x 3.12m)
UPVC double glazed door to the front. Two UPVC double glazed windows to the front. Contemporary vertical radiator. Television point. Stairs to the first floor with storage under. Wood effect flooring and inset ceiling spotlights. Smoke alarm. Fuse box.
Archway to the:

Refitted Kitchen/Diner (2025)

16'8 x 7'3 (5.08m x 2.21m)
Two UPVC double glazed windows to the rear. Range of shaker style base, drawer and larder units with wood effect work surfaces. Composite one and a half bowl sink drainer unit with mixer tap. Built-in four-ring induction hob with extractor over. Built-in high level electric oven and microwave. Integrated washing machine and fridge/freezer. Tiled flooring and inset ceiling spotlights. Smoke alarm. Space for table. UPVC double glazed door to the rear.

FIRST FLOOR

Landing

Access to fully boarded and insulated loft space (2023). Smoke alarm. Doors off and into:

Bedroom One

13'7 x 10'3 max (4.14m x 3.12m max)

Three UPVC double glazed windows to front. Door to airing cupboard housing combi boiler - installed 2023.

Bedroom Two

8'2 x 7'4 (2.49m x 2.24m)

UPVC double glazed window to the rear. Radiator.

Bathroom

Obscured UPVC double glazed window to the rear. Chrome heated towel rail. Three piece white suite with tiled surrounds comprising panelled bath with electric shower over and glass screen enclosing, pedestal wash hand basin and w/c with dual push flush. Storage recess with shelving. Tiled flooring and inset ceiling spotlights. Extractor fan.

EXTERNALLY

To The Front

Storm porch over front door. Area laid to loose stone chippings. Gas and electric meters. Side pedestrian access to the rear.

To The Rear

Enclosed south-west facing garden with private aspect comprising paved

patio area to the immediate rear, area laid to lawn, and borders with a variety of plants and shrubs. Garden shed. Outside tap, power point and light. Enclosed by walling and fencing (fitted 2024), with gated side pedestrian access.

Allocated Parking Space

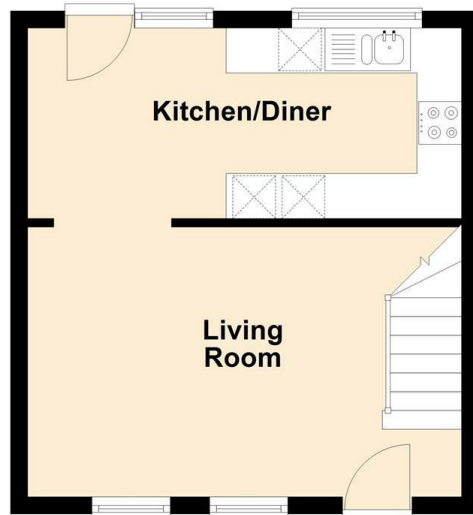
Please refer to map.



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

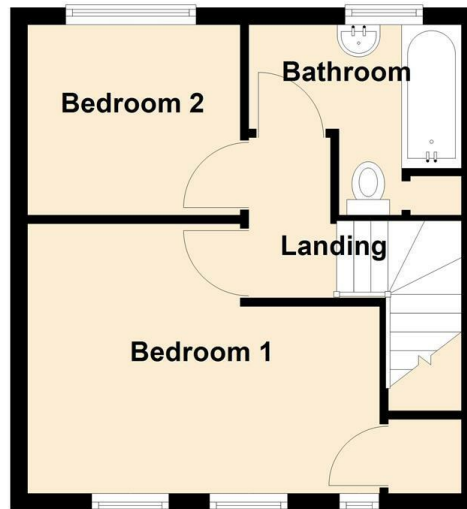
Ground Floor

Approx. 27.8 sq. metres (299.6 sq. feet)

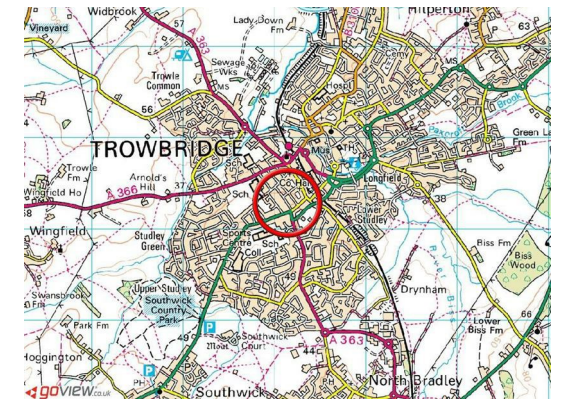
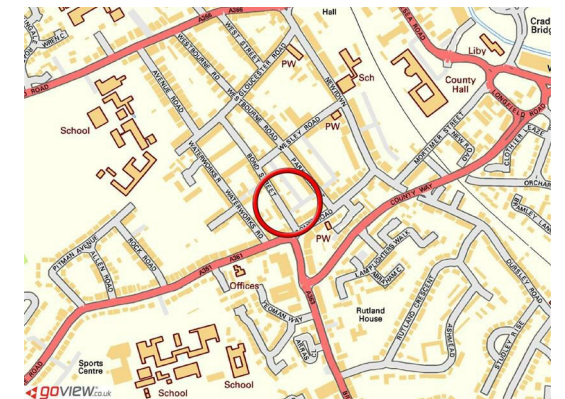


First Floor

Approx. 27.8 sq. metres (299.6 sq. feet)



Total area: approx. 55.7 sq. metres (599.3 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.