



## 5 The Brambles

Trowbridge BA14 8RB

A well presented, modern three bedroom end of terrace property situated off The Down, close to the primary school, supermarkets, town centre and railway station. Offered for sale with no onward chain. Accommodation comprises entrance hall, cloakroom, living room, kitchen/diner, en suite shower room and family bathroom. Benefits include double glazing, gas central heating, enclosed garden with private aspect and two parking spaces. Viewing recommended.

**Guide Price £225,000**





## **ACCOMMODATION**

All measurements are approximate

### **Entrance Hall**

Part double glazed, panelled door to the front. Tiled flooring. Door to the living room. Door to the:

### **Cloakroom**

Obscured double glazed window to the front. Radiator. Two piece white suite comprising wash hand basin and w/c with push flush. Tiled flooring.

### **Living Room**

16'1" x 14'10" max (4.89 x 4.52 max)  
Double glazed window to the front. Radiator. Television point. Coving. Stairs to the first floor with storage cupboard under. Door to the:

### **Kitchen/Diner**

14'9" x 9'8" (4.50 x 2.95)  
Double glazed window and sliding patio doors to the rear. Radiator. Range of wall, base, drawer and larder units with tiled splash-backs and rolled top work surfaces. Stainless steel sink drainer unit with mixer tap. Built-in high level stainless steel electric double oven. Built-in stainless steel five-ring gas hob with extractor hood over. Plumbing for washing machine and dishwasher. Space for dryer. Space for fridge/freezer. Space for table. Tiled flooring. Enclosed Ideal boiler.

## **FIRST FLOOR**

### **Landing**

Double glazed window to the side.  
Access to loft space. Doors off and into:  
airing cupboard housing hot water tank  
and shelving.

### **Bedroom One**

11'4" x 9'5" (3.46 x 2.87)  
Two double glazed windows to the front.  
Radiator. Built-in double wardrobe and  
shelving.

### **En Suite Shower Room**

Radiator. Three piece white suite with  
part tiled surrounds comprising shower  
cubicle with mains shower and door  
enclosing, pedestal wash hand basin and  
w/c with push flush. Shaving point and  
light. Extractor. Vinyl flooring and inset  
ceiling spotlights.

### **Bedroom Two**

7'10" x 8'10" (2.39 x 2.69)  
Double glazed window to the rear.  
Radiator.

### **Bedroom Three**

7'10" x 5'10" (2.38 x 1.77)  
Double glazed window to the rear.  
Radiator.

### **Bathroom**

Radiator. Three piece white suite with  
part tiled surrounds comprising panelled  
bath with mains shower, pedestal wash  
hand basin and w/c with push flush.  
Shaving point and light. Extractor. Vinyl  
flooring and inset ceiling spotlights.

## **EXTERNALLY**

### **To The Front**

Gate and path to the front door with  
entrance light. Areas laid to lawn.  
Enclosed by walling.

### **To The Rear**

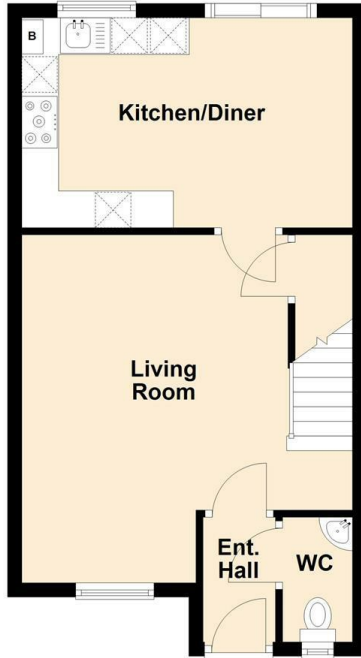
Enclosed low maintenance garden with  
private aspect comprising patio area to  
the immediate rear, area laid to artificial  
lawn and gravel borders. Garden shed.  
Outside tap and light. All enclosed by  
fencing with gated rear pedestrian access  
leading to allocated off road parking  
space.



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

### Ground Floor

Approx. 38.8 sq. metres (417.6 sq. feet)

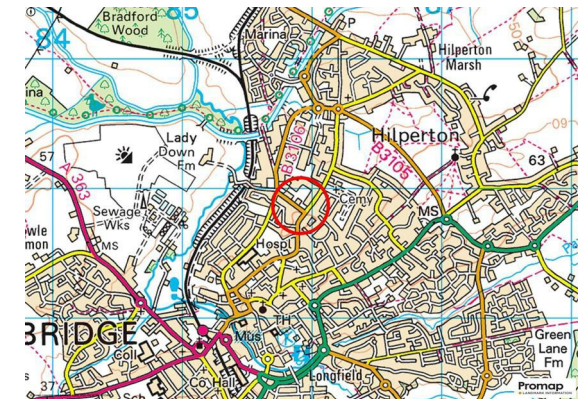
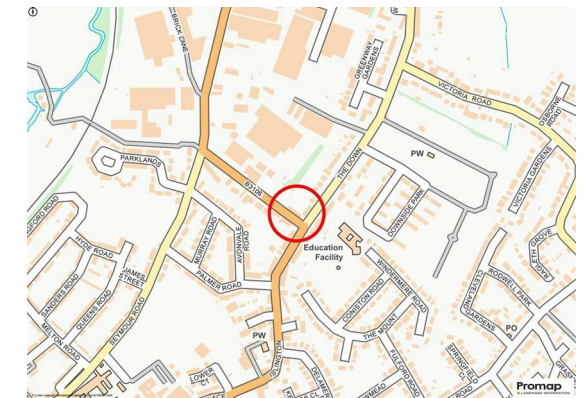
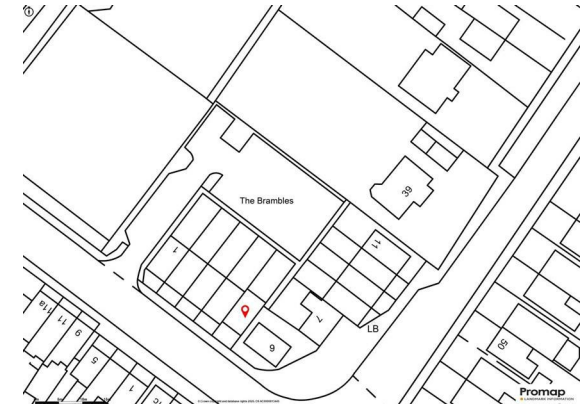


### First Floor

Approx. 37.0 sq. metres (398.7 sq. feet)



Total area: approx. 75.8 sq. metres (816.3 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.