



20 Chaffinch Drive

Trowbridge BA14 9TR

A fantastic opportunity to purchase a deceptively spacious two bedroom house tucked away in a small cul de sac off the Wingfield Road backing onto allotments and a level walk to town centre and railway station. Accommodation comprises entrance hall, kitchen, lounge/dining room with French doors onto garden, and bathroom. Features include uPVC double glazing, gas central heating with upgraded boiler, private enclosed garden and garage with driveway. Viewing is highly recommended.

Offers Over £220,000



ACCOMMODATION

All measurements are approximate

Entrance Hall

UPVC double glazed door to the front. Mat-well. Radiator. Fuse box. Telephone point. Coving. Door to the lounge/dining room. Opening to the:

Kitchen

7'10" x 7'10" (2.40 x 2.39)

UPVC double glazed window to the front. Range of wall and base mounted units with tiled splash-backs and rolled top work surfaces. Stainless steel sink drainer unit with mixer tap. Space for electric cooker. Plumbing for washing machine. Space for fridge/freezer. Vinyl flooring. Wall mounted Ideal combi boiler.

Lounge/Dining Room

16'7" x 11'10" (5.06 x 3.60)

UPVC double glazed French doors to the rear. Two radiators. Stairs to the first floor. Television and telephone points.

FIRST FLOOR

Landing

Access to loft space. Doors off and into:

Bedroom One

12'4" x 9'7" (3.76 x 2.91)
UPVC double glazed window to the rear. Radiator. Built-in double wardrobe. Television point.

Bedroom Two

10'10" x 6'10" (3.31 x 2.09)
UPVC double glazed window to the front. Radiator. Large built-in cupboard with power point.

Bathroom

Obscured UPVC double glazed window to the front. Radiator. Three piece white suite with part tiled surrounds comprising panelled bath with shower mixer tap, pedestal wash hand basin and w/c. Vinyl flooring. Extractor. Mirrored medicine cabinet.

EXTERNALLY

To The Front

Path to the front door with storm porch over. Area laid to lawn with a variety of plants and shrubs. Gas and electric meters.

To The Rear

Enclosed garden with private aspect backing onto allotments, comprising paved patio area to the immediate rear with gravel border, and area laid to lawn. Enclosed by fencing.

Garage & Parking

16'10" x 8'6" (5.12 x 2.60)

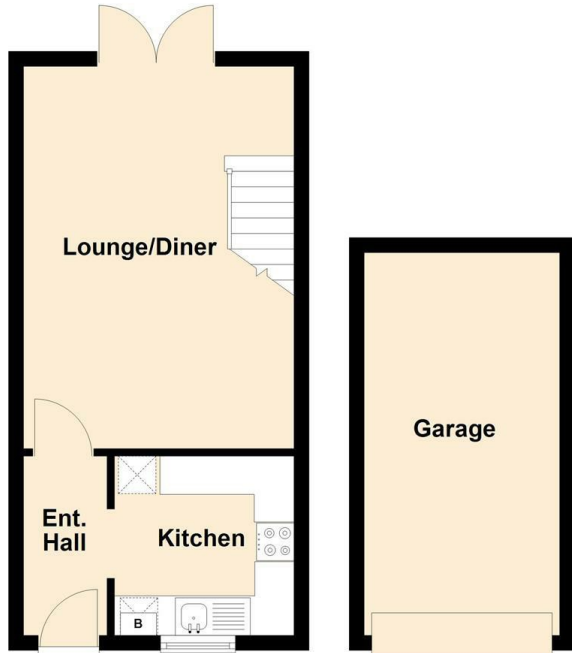
Up and over door to the front. Eaves storage. Driveway to the front.



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

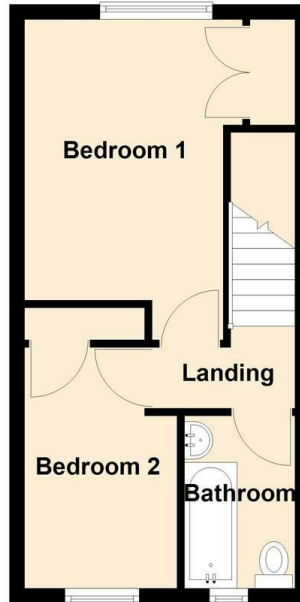
Ground Floor

Approx. 40.6 sq. metres (437.1 sq. feet)

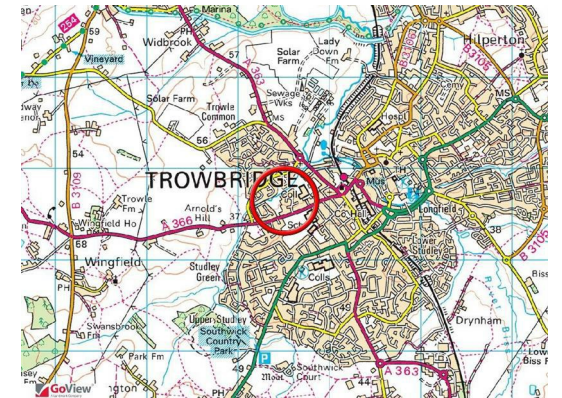


First Floor

Approx. 27.3 sq. metres (294.1 sq. feet)



Total area: approx. 67.9 sq. metres (731.2 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.