



40 Pitman Avenue

Trowbridge BA14 0BY

A deceptively spacious three bedroom semi-detached family home on the market for the first time in 100years! Situated in popular residential location off the Frome Road, close to shop, schools and town centre. Whilst in a habitable condition the accommodation would benefit from a programme of modernisation. Accommodation comprises two reception rooms, kitchen, utility/rear lobby with store room, cloakroom and refitted shower room. Benefits include UPVC double glazed and gas central heating with modern boiler, good sized garden with private aspect backing onto fields, large shed and driveway. Offered for sale with no onward chain - viewing highly recommended.

Guide Price £240,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

Part obscured glazed door to the side. Stairs to the first floor. Fuse box and electric meter. Doors off and into:

Cloakroom

Obscured glazed window to the rear. Two piece suite with part tiled surrounds comprising wash hand basin and w/c. Vinyl flooring.

Dining Room

11'0 x 10'7 (3.35m x 3.23m)

UPVC double glazed window to the rear. Radiator. Feature tiled fire place. Heating controls. Picture rail.

Living Room

14'0 x 12'4 (4.27m x 3.76m)

UPVC double glazed window to the front. Radiator. Television and telephone points. Coving. Door to the:

Kitchen

11'1 x 9'2 (3.38m x 2.79m)

UPVC double glazed window to the rear. Radiator. Extensive range of wall, base and larder units with tiled surrounds and rolled top work surfaces. Stainless steel one and a half bowl sink drainer unit with mixer tap. Space for gas cooker. Space for under counter fridge. Vinyl flooring and coving. Part glazed door to the:

Utility/Rear Lobby

9'6 x 6'8 (2.90m x 2.03m)

UPVC double glazed windows to the rear and sides. UPVC double glazed door to the side. Tiled flooring. Plumbing for washing machine. Built-in cupboards. Window and door to the:

Store Room

4'11 x 2'11 (1.50m x 0.89m)

Shelving and work top.

FIRST FLOOR

Landing

UPVC double glazed window to the front. Thermostat. Carbon monoxide alarm. Access to loft space.

Bedroom One

14'3 x 12'3 (4.34m x 3.73m)

UPVC double glazed window to the front. Radiator. Airing cupboard housing hot water tank and shelving. Picture rail.

Bedroom Two

11'4 x 11'1 (3.45m x 3.38m)

UPVC double glazed window to the rear. Radiator.

Bedroom Three

9'2 x 8'7 (2.79m x 2.62m)

UPVC double glazed window to the rear. Radiator. Range of built-in bedroom furniture including storage cupboard housing boiler, drawers and cupboards.

Refitted Shower Room

Obscured UPVC double glazed window to the side. Towel radiator. Three piece white suite with part tiled surrounds comprising large walk-in shower enclosure with electric shower over and glass screen enclosing, pedestal wash hand basin and w/c. Vinyl flooring.

EXTERNALLY

To The Front

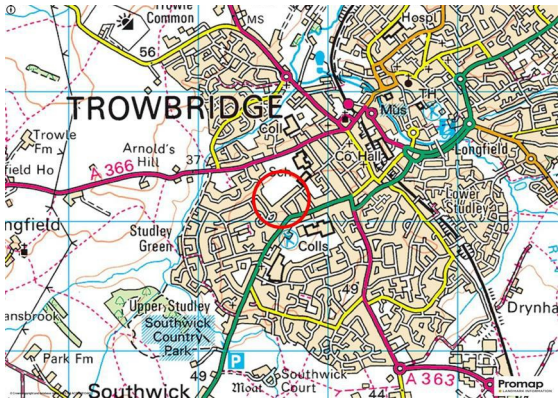
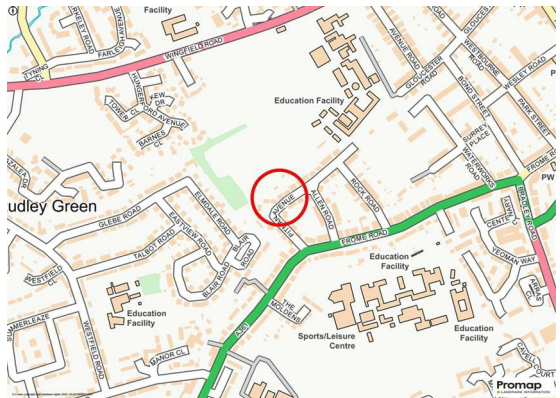
Driveway for one vehicle. Courtyard area laid to paving and loose stone chippings. External storage cupboard. Partially enclosed by fencing and walling. Gated side pedestrian access to the rear.

To The Rear

Good sized enclosed garden with private aspect backing onto fields comprising large paved patio area to the immediate rear, areas laid to gravel, additional patio area and well stocked borders with a variety of plants and shrubs. Large garden shed. All enclosed by fencing.



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




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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.