





3 Manley Close

Trowbridge BA14 8DT

A fantastic opportunity to purchase a deceptively spacious house, situated in a cul de sac position situated just off the town centre conveniently located for amenities, supermarket, railway station, cinema/restaurant complex and schools. Accommodation comprises entrance hall, lounge/diner with doors onto courtyard garden, fitted kitchen, cloakroom, three good sized bedrooms and a family bathroom. Benefits include gas central heating with Worcester Bosch combi boiler, UPVC double glazing, enclosed private garden and covered off road parking space.

Offers Over £220,000









ACCOMMODATION

All measurements are approximate

Entrance Hall

Obscured double glazed door to the front. Radiator. Stairs to the first floor. Doors off and into:

Kitchen

9'2" x 7'10" (2.80 x 2.40)
UPVC double glazed window to the front. Radiator. Range of fitted wall, base and drawer units with tiled splash-backs and rolled top work surfaces. Stainless steel single sink drainer unit with mixer tap. Space for gas/electric cooker. Plumbing for washing machine and dishwasher. Tiled flooring.

Lounge/Dining Room

14'1" x 13'9" max (4.30 x 4.20 max)
UPVC double glazed window and French doors to the rear. Two radiators. Wood effect flooring and coving. Understairs storage cupboard.

Cloakroom

Chrome towel radiator. Wash hand basin with cupboard under and w/c. Extractor fan.

FIRST FLOOR

Landing
Access to insulated loft space. Doors off and into:

Bedroom One
12'2" x 10'10" (3.70 x 3.30)
UPVC double glazed window to the front. Radiator. Built-in triple wardrobe with sliding doors enclosing. Additional built-in wardrobe. Airing cupboard housing Worcester Bosch combination gas boiler for central heating and hot water.

Bedroom Two
12'12" x 8'6" (3.95 x 2.60)
UPVC double glazed window to the front. Radiator. Access to loft space.

Bedroom Three
12'6" x 7'3" (3.80 x 2.20)
UPVC double glazed window to the rear. Radiator.

Family Bathroom
Obscured UPVC double glazed window to the rear. Chrome towel radiator. Three piece suite with part tiled surrounds comprising panelled bath with shower over, pedestal wash hand basin and w/c. Extractor fan. Wood effect flooring.

EXTERNALLY

To The Front
Storm porch over front door with entrance light. Covered parking space. Gated access to rear garden.

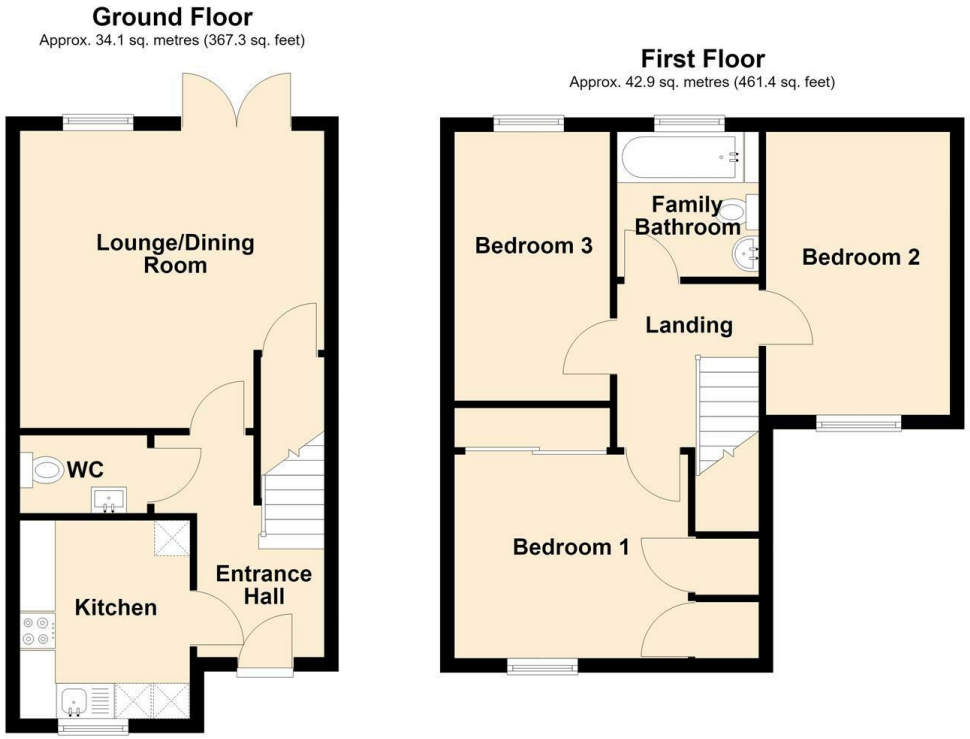
To The Rear
Enclosed courtyard garden with private aspect and laid to paving. Storm porch over patio doors. Covered area. Metal shed. Outside light. All enclosed by fencing.





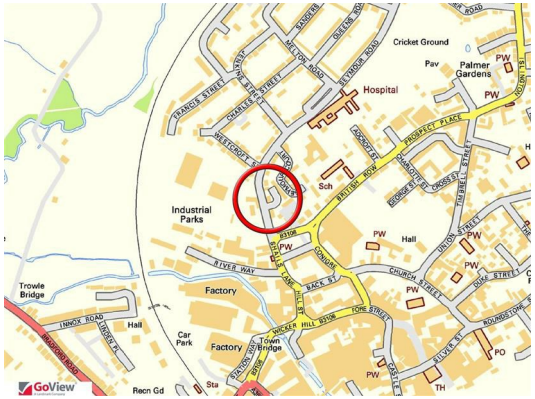


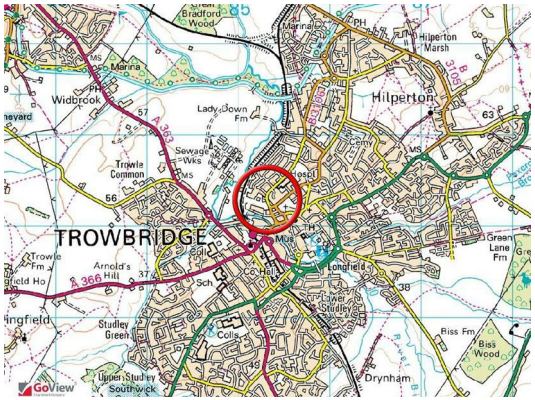
Tenure **Freehold**
Council Tax Band **C**
EPC Rating **C**



Total area: approx. 77.0 sq. metres (828.7 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.