



## 9 Chilmark Road Trowbridge BA14 9DD

A fantastic opportunity to purchase a good sized, updated, two bedroom semi-detached bungalow, within the highly regarded Broadmead development on the BOA side of town close to bus stop, pub, parkland walks and Tesco Express. Accommodation comprises entrance porch, hallway, refitted kitchen/diner with integrated appliances, living room, conservatory, two double bedrooms with built-in wardrobes, and refitted wet room. Benefits include UPVC double glazing, gas central heating with updated system, good sized, low maintenance, south-east facing garden and driveway providing off road parking. Offered for sale with no onward chain - Early viewing highly recommended.

**Guide Price £299,950**



## ACCOMMODATION

All measurements are approximate

### Entrance Porch

Obscured UPVC double glazed door to the side. Fuse box. Door to the:

### Hallway

Radiator. Smoke alarm. Access to loft space with ladder. Doors off and into:

### Refitted Kitchen/Diner

15'4 x 10'11 max (4.67m x 3.33m max)  
UPVC double glazed windows to the rear and side. Radiator. Range of modern wall, base and drawer units with tiled splash-backs and rolled top work surfaces. Stainless steel one and a half bowl sink drainer unit with mixer tap. Built-in high level stainless steel electric oven and microwave. Built-in stainless steel four-ring gas hob with stainless steel splash-back and extractor over. Integrated dishwasher, washing machine and fridge/freezer. Space for table. Wall mounted Ideal boiler. Wood flooring. Smoke alarm.

### Living Room

18'8 x 11'0 (5.69m x 3.35m)  
Radiator. Gas fire. Television and telephone points. Double glazed sliding patio doors to the:



### **Conservatory**

10'9 x 8'8 (3.28m x 2.64m)  
UPVC double glazed and brick construction with French doors to the side and glass roof. Radiator. Television point.

### **Bedroom One**

14'3 x 8'11 (4.34m x 2.72m)  
UPVC double glazed window to the front. Radiator. Built-in wardrobe. Television point.

### **Bedroom Two**

10'10 x 8'1 (3.3m x 2.46m)  
UPVC double glazed window to the front. Radiator. Built-in wardrobe. Airing cupboard housing hot water tank and shelving. Television point.

### **Refitted Wet Room**

Obscured UPVC double glazed window to the side. Radiator. White suite with aqua-board surrounds and sealed floor, comprising mains shower, pedestal wash hand basin and w/c with dual push flush. Illuminated mirror. Extractor.

### **EXTERNALLY**

#### **To The Front**

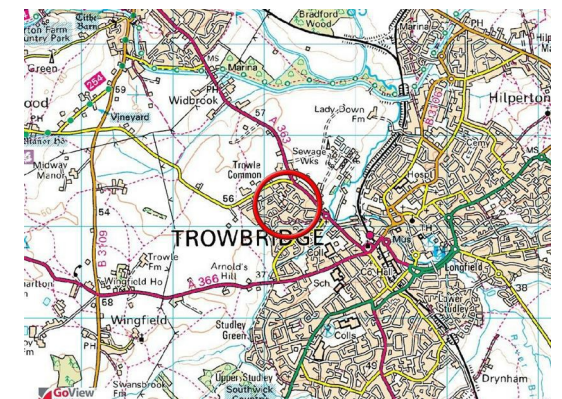
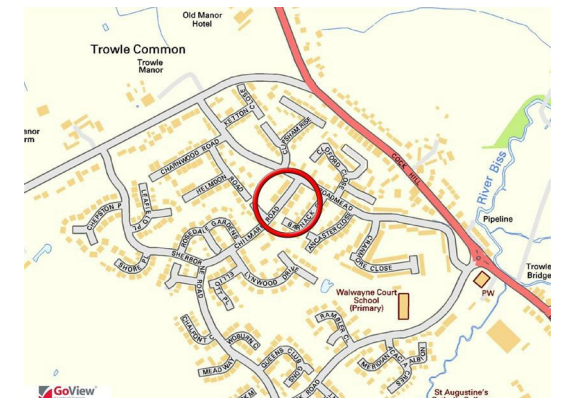
Storm porch over front door with entrance light. Area laid to loose stone chippings. Driveway providing off road parking. Gated side pedestrian access to the rear.

#### **To The Rear**

Enclosed south-east facing garden comprising paved patio area to the immediate rear, area laid to artificial lawn, area laid to loose stone chippings and border with a variety of plants and shrubs. Garden shed. Outside light. All enclosed by fencing and walling.



Tenure **Freehold**  
Council Tax Band **C**  
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.