



34 Towpath Road

Trowbridge BA14 7QD

A fantastic opportunity to purchase a two double bedroom house located in the Hilperton Marsh area, on the very outskirts of Trowbridge close to shop/post office and Kennet & Avon canal. Accommodation comprises entrance hall, lounge/dining room, modern fitted kitchen/breakfast room, two double bedrooms and wet room. Features include UPVC double glazing, gas central heating, enclosed south facing, private garden and two parking spaces. Offered for sale with no onward chain.

Guide Price £170,000





ACCOMMODATION

All measurements are approximate.

Entrance Hall

Part obscured double glazed composite door to the front. Radiator. Consumer units. Coat hanging space. Stairs to the first floor. Door to the:

Lounge/Dining Room

16'4" x 13'4" max (4.98 x 4.06 max)
UPVC double glazed windows to the front and side. Two radiators. Telephone and Open Reach points. Understairs storage cupboard. Doorway to the:

Kitchen/Breakfast Room

13'4" x 9'6" max (4.06 x 2.89 max)
UPVC double glazed window and door to the rear. Radiator. Range of wall, base and drawer units with tiled splash-backs and rolled top work surfaces. Stainless steel sink drainer unit with mixer tap. Space for gas/electric cooker. Plumbing for washing machine. Breakfast bar. Space for fridge/freezer. Extractor fan.

FIRST FLOOR

Landing

UPVC double glazed window to the side. Access to loft space. Doors off and into: airing cupboard housing radiator and modern Baxi combi boiler (2022).



Bedroom One

10'10" x 9'10" (3.30 x 3.00)
UPVC double glazed window to the front. Radiator. Two built-in cupboards.

Bedroom Two

13'5" x 8'8" max (4.08 x 2.64 max)
UPVC double glazed window to the rear. Radiator.

Wet Room

Radiator. Tiled surrounds with sealed floor. Shower area with electric shower, pedestal wash hand basin and w/c. Extractor fan.

EXTERNALLY

To The Front & Side

Path to the front door with storm porch over. Areas laid to lawn. Path leading to gated access to the rear. Tandem driveway providing off road parking for two vehicles.

To The Rear

Good sized south facing garden with private aspect comprising patio area to the immediate rear and area laid to lawn with a variety of plants and shrubs. Enclosed by fencing and walling.

ESTATE CHARGE:

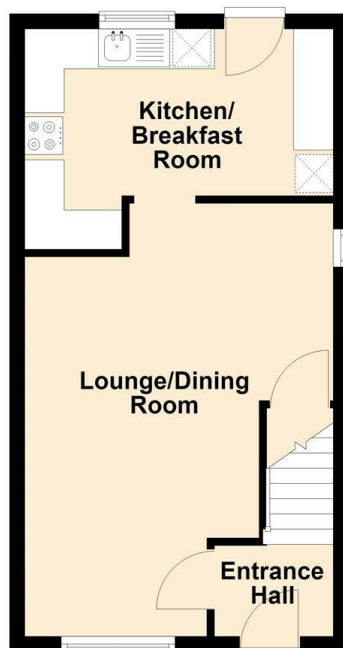
£103.58 per annum - subject to review



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

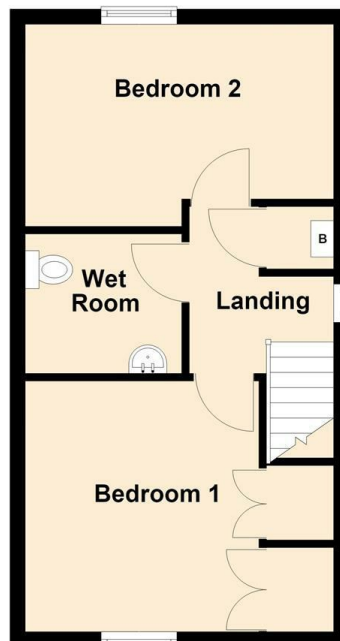
Ground Floor

Approx. 32.5 sq. metres (349.4 sq. feet)



First Floor

Approx. 32.5 sq. metres (349.4 sq. feet)



Total area: approx. 64.9 sq. metres (698.9 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.

