



30 Burnett Road Trowbridge BA14 0QA

A fantastic opportunity to purchase a four bedroom, semi-detached family home which situated within the well regarded Wiltshire Drive area near to the popular Holbrook primary school, White Horse Business park, spitfire retail park, town centre and railway station. The spacious accommodation whilst in a habitable condition would benefit from a program of refurbishment and comprises entrance hall, lounge open plan to dining room, large kitchen/breakfast room, cloakroom and family bathroom. Benefits include UPVC double glazing, gas central heating system, good sized enclosed, south west facing garden, garage/workshop and driveway providing off road parking for two to three vehicles. The property is also sold with the added benefit of no onward chain and viewing is highly recommended.

Guide Price £269,950





ACCOMMODATION

All measurements are approximate

Entrance Hall

Obscured UPVC double glazed window and door to the front. Radiator. Stairs to the first floor. Meter cupboard. Wood effect flooring. Panelled door to the:

Lounge Area

14'10" x 11'8" (4.52 x 3.56)

UPVC double glazed window to the front. Feature electric fireplace. Wood effect flooring, wall lights and coving. Bi-folding doors to the kitchen. Open plan to the:

Dining Area

9'3" x 7'5" (2.83 x 2.26)

UPVC double glazed windows and door to the rear. Radiator. Wood effect flooring, wall lights and coving. Serving hatch to kitchen.

Kitchen/Breakfast Room

13'8" x 11'7" max (4.16 x 3.53 max)

UPVC double glazed windows to the rear. Radiator. Range of wall and base mounted units with tiled surrounds and rolled top work surfaces. One and a half bowl sink drainer unit with mixer tap. Built-in stainless steel oven and four-ring electric hob with extractor hood over. Space for fridge and freezer. Plumbing for washing machine. Space and vent for dryer. Breakfast bar. Tiled effect flooring and coving. Panelled door to understairs storage cupboard. Doorway to the:

Rear Hallway

UPVC double glazed door to the rear. Radiator. Wood effect flooring. Door to the garage. Panelled door to the:

Cloakroom

Obscured UPVC double glazed window to the rear. Wash hand basin with tiled splash-backs and w/c. Tiled effect flooring.

FIRST FLOOR

Landing

Smoke alarm. Coving. Access to loft space housing gas fired boiler. Panelled doors off and into:

Bedroom One

14'8" x 8'12" (4.46 x 2.74)
UPVC double glazed window to the front. Radiator. Coving. Door to linen cupboard with shelving.

Bedroom Two

11'5" x 10'10" (3.47 x 3.31)
UPVC double glazed windows to the front and rear. Radiator. Access to loft space.

Bedroom Three

8'11" x 8'10" (2.73 x 2.70)
UPVC double glazed window to the rear. Radiator. Wood effect vinyl flooring and coving.

Bedroom Four

8'9" x 5'12" (2.67 x 1.82)
UPVC double glazed window to the front. Radiator. Coving. Over stairs cupboard.

Family Bathroom

Obscured UPVC double glazed window to the rear. Radiator. Three piece suite with tiled surrounds comprising corner bath with shower mixer tap and electric shower over, pedestal wash hand basin and w/c. Tiled effect flooring and inset ceiling spotlights.

EXTERNALLY

To The Front

Porch over front door with light. Area laid to lawn with a variety of plants and shrubs. Gas meter. Part concrete and paved driveway providing off road parking. Fencing and walling enclosing.

To The Rear

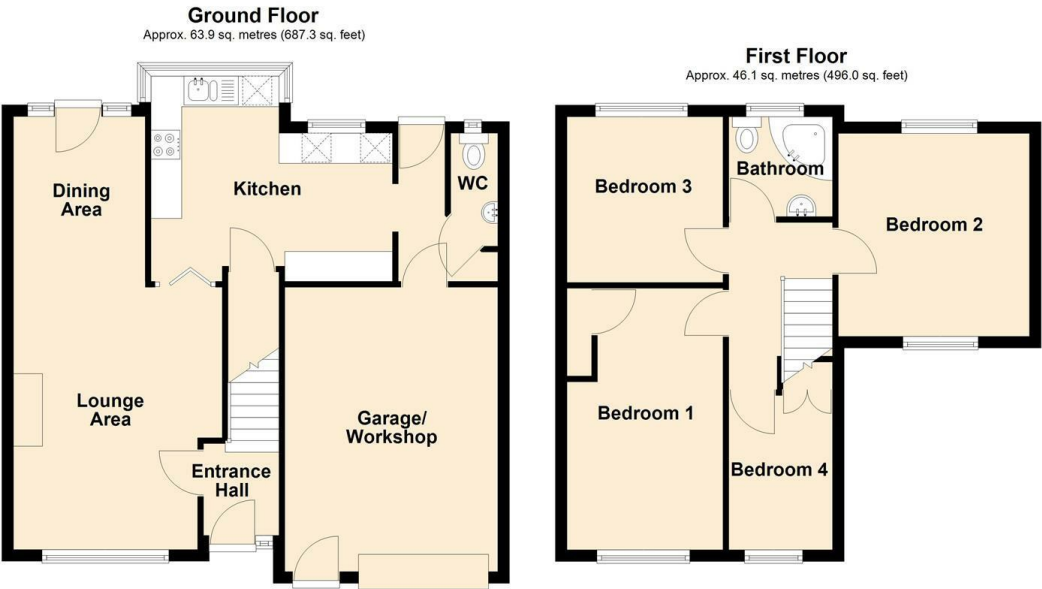
Good sized enclosed south-west facing gardens comprising paved patio area to the immediate rear, area laid to pea shingle and area laid to lawn with a variety of plants and shrubs. Garden shed. Enclosed by fencing and walling.

Garage/Workshop

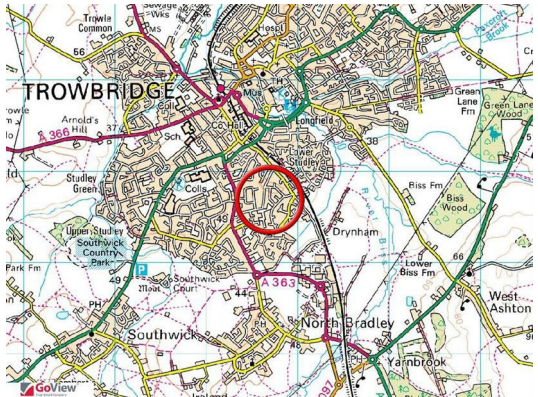
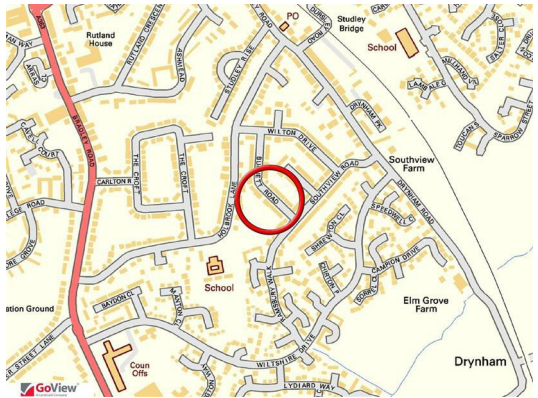
16' x 12' (4.88 x 3.66)
Up and over door to the front. Power and lighting. Personal door to the front. Door to the rear hallway.



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



Total area: approx. 109.9 sq. metres (1183.3 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.