



KINGSTONS



71 Clarendon Road

Trowbridge BA14 7BT

An individual detached bungalow tucked away in the highly sought after Clarendon Road and situated on a large plot offering scope to extend and with two large loft rooms with potential to convert (subject to planning). The property offers spacious living accommodation and large established gardens with private aspect. Viewing essential. Accommodation comprises large hallway, living room, dining room, large sun room, kitchen, two bedrooms, bathroom and cloakroom. Benefits include UPVC double glazing, gas central heating with modern Vaillant combi boiler, detached garage/workshop and driveway providing off road parking. Offered for sale with no onward chain - early viewing recommended. The property requires a programme of modernisation.

Guide Price £350,000





ACCOMODATION

All measurements are approximate

Entrance Hall

Obscured UPVC double glazed door to the front. Radiator. Storage cupboards. Space saving stairs to the attic rooms. Doors off and into:

Living Room

16'11 x 12'4 (5.16m x 3.76m)

UPVC double glazed bay window to the front. Feature fireplace with gas fire inset. Built-in cupboards and drawers. Television point. Opening to the:

Dining Room

9'9 x 9'0 (2.97m x 2.74m)

Radiator. Glazed door to the kitchen. UPVC double glazed window and door to the:

Sun Room

22'5 x 7'4 (6.83m x 2.24m)

Three sets of double glazed sliding patio doors to the rear. Tiled flooring. Plumbing for washing machine. UPVC double glazed door to the:

Kitchen

9'10 x 9'1 (3.00m x 2.77m)

UPVC double glazed window to the rear. Radiator. Range of wall and base mounted units with tiled splash-backs and rolled top work surfaces. Single sink drainer unit with mixer tap. Cooker point. Larder cupboard. Obscured glazed door to the hallway.

Bedroom One

12'8 x 9'0 (3.86m x 2.74m)

UPVC double glazed window to the rear. Radiator. Two sets of built-in wardrobes. Smoke alarm.

Bedroom Two

11'0 x 10'0 (3.35m x 3.05m)

UPVC double glazed windows to the front and side. Radiator. Two built-in cupboards.

Refitted Shower Room

Two UPVC double glazed windows to the side. Radiator. Three piece white suite with tiled surrounds comprising large corner shower cubicle with shower over and sliding doors enclosing, wash hand basin with cupboard under and w/c with enclosed cistern and dual push flush. Tiled flooring.

Cloakroom

Obscured UPVC double glazed window to the rear. Radiator. Wash hand basin and w/c with dual push flush. Tiled flooring.

FIRST FLOOR

Loft Room One

19'1 x 12'7 (5.82m x 3.84m)

UPVC double glazed window to the side. Power and lighting. Smoke alarm. Door to:

Loft Room Two

13'4 x 11'1 (4.06m x 3.38m)

Double glazed Velux window to the rear. Radiator. Power and lighting. Modern wall mounted Vaillant combi boiler. Smoke alarm. Eaves storage.

EXTERNALLY

To The Front

Storm porch over front door. Large area laid to loose stone chippings with a variety of plants and shrubs. Lighting. Driveway to the front and side providing off road parking for several vehicles. Gates leading to the rear garden and garage/workshop.

To The Rear

Large enclosed garden with private aspect comprising paved patio area to the immediate rear, large area laid to lawn, additional patio area with raised beds, area laid to loose stone chipping and well stocked and established borders with a variety of plants, trees and shrubs. Garden shed and greenhouse. Lighting. Enclosed by fencing.

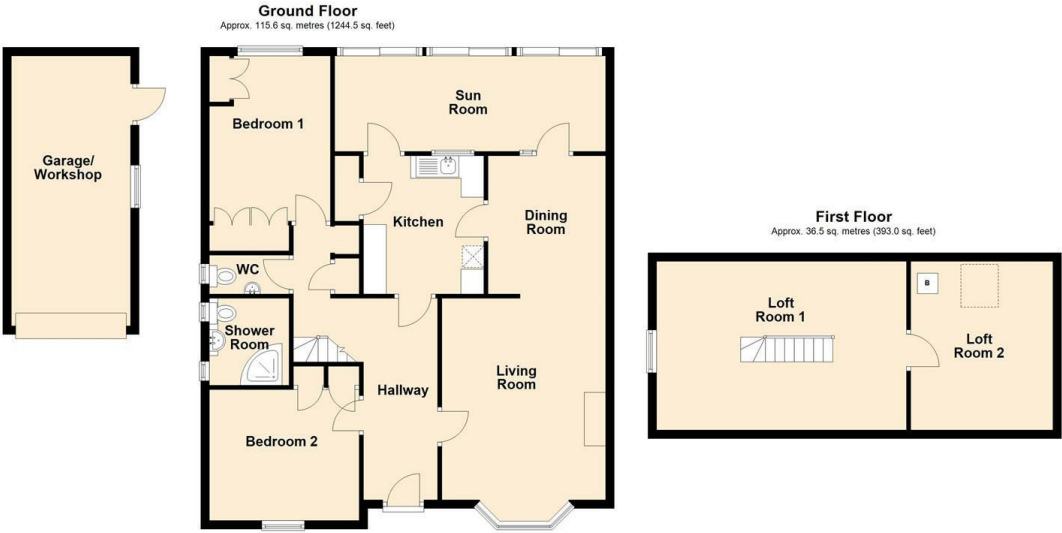
Garage/Workshop

20'8 x 9'1 (6.30m x 2.77m)

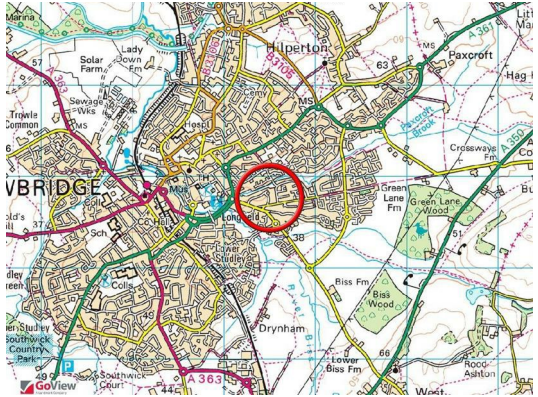
Up and over door to the front. Power and lighting. UPVC double glazed window and door to the side.



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



Total area: approx. 152.1 sq. metres (1637.4 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.