



74 The Croft,
Trowbridge, Wiltshire, BA14 0RN


KINGSTONS



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ESTATE AGENTS

A well-presented three bedroom 1930s semi-detached family home boasting fantastic potential to extend; situated on a good sized plot within the highly regarded Croft area of Trowbridge close to primary school, shops, college and secondary schools. The recently refurbished interior boasts upgraded electrics, heating system, windows, refitted bathroom and refitted kitchen. The property boasts entrance hall, living room open plan to dining room, kitchen, three bedrooms and family bathroom. External features include driveway providing plenty of parking, single garage and large garden. The property is also offered for sale with the added benefit of no onward chain. Viewing is highly recommended.

Offers Over £300,000



All measurements are approximate.
ACCOMMODATION

Entrance Hall

Obscured UPVC double glazed windows and door to the front. Small UPVC double glazed window to the side. Stairs to the first floor with cupboard under housing fuse box, gas and electric meters. Coat hooks and hanging rail. Thermostat. Smoke alarm. Tiled flooring. Doors off and into:

Open Plan Living/Dining Room

Living Area 12' 7" x 11' 10" (3.83m x 3.60m)

UPVC double glazed bay window to the front. Two radiators. Television point. Coving.

Dining Area 12' 3" x 10' 10" (3.73m x 3.30m)

UPVC double glazed sliding patio doors to the rear. Radiator. Alcoves with shelving. Coving.

Refitted Kitchen 13' 3" x 6' 8" (4.04m x 2.03m)

UPVC double glazed window to the side. Range of modern wall and base mounted units with rolled top work surfaces and tiled splash-backs. Stainless steel one and a half bowl sink drainer unit with mixer tap. Built-in electric double oven and four-ring hob with extractor hood over. Plumbing for washing machine and dishwasher. Space for fridge. Tiled flooring and inset ceiling spotlights. Wall mounted Worcester boiler and heating controls.

FIRST FLOOR

Landing

UPVC double glazed window to the side. Balustrade. Access to part boarded loft space. Doors off and into: airing cupboard housing pressurised hot water tank.

Bedroom One 12' 6" x 10' 8" (3.81m x 3.25m)

UPVC double glazed bay window to the front. Two radiators. Television point.

Bedroom Two 11' 8" x 11' 5" (3.55m x 3.48m)

UPVC double glazed window to the rear. Radiator. Television point.

Bedroom Three 7' 1" x 6' 9" (2.16m x 2.06m)

UPVC double glazed window to the front. Radiator.

Refitted Family Bathroom

Obscured UPVC double glazed window to the rear. Chrome towel radiator. Three piece white suite with tiled surrounds comprising shower end bath with mains shower over and glass screen enclosing, pedestal wash hand basin and w/c. Tiled flooring and inset ceiling spotlights. Extractor fan.

EXTERNALLY

To The Front

Storm porch over front door. Area laid to loose stone chippings with a variety of plants and shrubs. Gates enclosing driveway to the front and side providing off road parking. Enclosed by walling.

To The Rear

Good sized enclosed garden comprising large patio area to the immediate rear, large area laid to lawn and tree. Brick built shed with window to the front and door to the side. External tap and light. All enclosed by fencing.

Garage 17' 1" x 8' 1" (5.20m x 2.46m)

Up and over door to the front. Power and lighting. Window to the side.

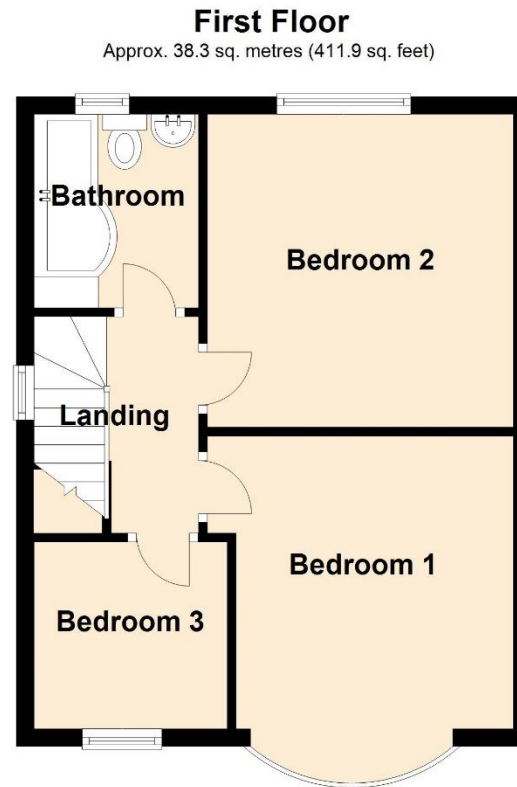
TENURE: Freehold

COUNCIL TAX BAND: C

Directions: From our office in Fore Street, proceed into Wickerhill and on into Stallard Street. Continue over the mini roundabout and at the next junction keep in the left hand lane and turn left into Newtown. At the next roundabout turn right into Frome Road and at the next roundabout turn left into Bradley Road. Continue along and take the third turning left into Carlton Row. At the end of the road turn right into The Croft, follow the road around and at the T-junction the property can be found immediately in front of you located via a Kingstons 'For Sale' board.



Approx. 54.8 sq. metres (589.8 sq. feet)



First Floor
Approx. 38.3 sq. metres (411.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

England, Scotland & Wales

EU Directive 2002/91/EC



Please call **01225 777720** to make an appointment. We are open from Mon-Fri 9am to 6pm and Sat 9.30am to 4pm

t: 01225 777720 **e:** sales@kingstonstrowbridge.co.uk **w:** www.kingstons.biz



IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.