

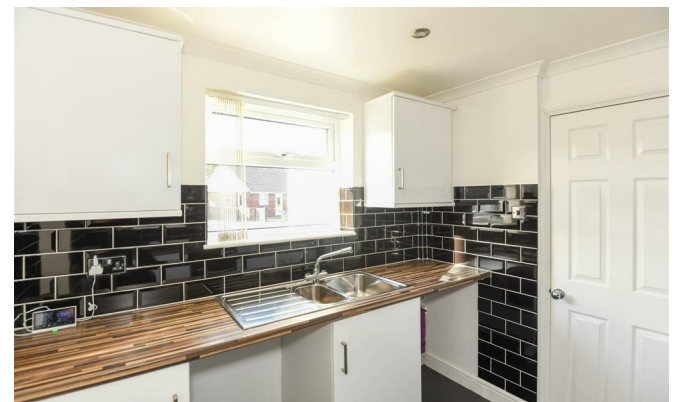


7 Kings Gardens

Trowbridge BA14 7NX

A fantastic opportunity to purchase this extended, two double bedroom bungalow situated within a small cul de sac close to Historic K&A canal and garden centre with cafe. This well presented bungalow boasts two good sized reception rooms, modern fitted kitchen, re fitted shower room, uPVC double glazing and gas central heating. The property boasts parking for at least two cars and well tended private gardens. No onward chain!

Guide Price £290,000





ACCOMMODATION

All measurements are approximate

Entrance Porch

uPVC double glazed window to front and side. Part obscure uPVC double glazed door to front. Ceramic tiled floor. Part obscure uPVC leaded double glazed door into:

Living Room

15'4" (max) x 13'8" (4.68 (max) x 4.16)
uPVC double glazed window to front. Radiator. Dado Rail. Wood effect floor. Radiator. Panel door to in the inner hallway. Central heating controls. Television point. Fireplace with electric fire inset, stone surround and hearth. Wood mantle over. Panel door into:

Kitchen

8'4" x 8'4" (2.55 x 2.53)
uPVC double glazed window to front. Vinyl anti-slip floor. Space under counter for fridge. Plumbing for dishwasher. Inset LED spotlights to ceiling. Coving. Modern, gloss white wall and base units with rolled edge worktops. Black Hotpoint electric four ring hob, Double oven and Extractor fan over. Inset Single drainer, one and a half bowl stainless steel sink unit with mixer tap and tiled surrounds. Doorway into:

Dining Room

13'10" (Max) x 12'12" (4.22 (Max) x 3.96)

uPVC double glazed window to front. Wood effect floor. Radiator. Panel door to storage cupboard with light. uPVC double glazed patio doors into garden.

Inner Hall

Access to partly boarded loft space with ladder. Coving. Wood effect floor. Dado rail. Coat hanging space. Panel doors off and into:

Bedroom One

11'5" x 9'11" (3.47 x 3.03)

uPVC double glazed window to rear. Wood effect floor. Radiator. Coving to ceiling. Panel doors into floor to ceiling wardrobes with shelving and hanging rails. Alcove for wall hung Worcester combination boiler. High-level TV point.

Bedroom Two

9'11" x 9'11" (3.03 x 3.02)

uPVC double glazed window to rear. Radiator. Coving.

Shower Room

Inset LED spotlights to ceiling. Extractor fan. Obscured uPVC double glazed window to side. Ceramic tiled floor. Radiator. White three piece suite comprising: Dual flush WC. Wash basin with mixer tap and cupboard beneath.

Double shower enclosure with aqua panelling, Glass screen & Mira Mains pressure shower. Tiling to walls.

EXTERNALLY

Front Garden & Driveway

Gravel driveway providing parking for two vehicles. Paved area to side with space for bins. Outside lights and gas meter. Path to the front door. Large area laid to gravel stocked with a variety of plants, trees and shrubs. Fencing defining boundaries. Path & Gated access into:

Rear Garden

Good sized enclosed private garden With large patio area to immediate rear. Part of the patio is covered With a canopy. External light and power points. Area laid to lawn stocked with a variety of plants, trees and shrubs. Area laid to gravel. Outside tap. All enclosed by six foot panel and close board fencing.

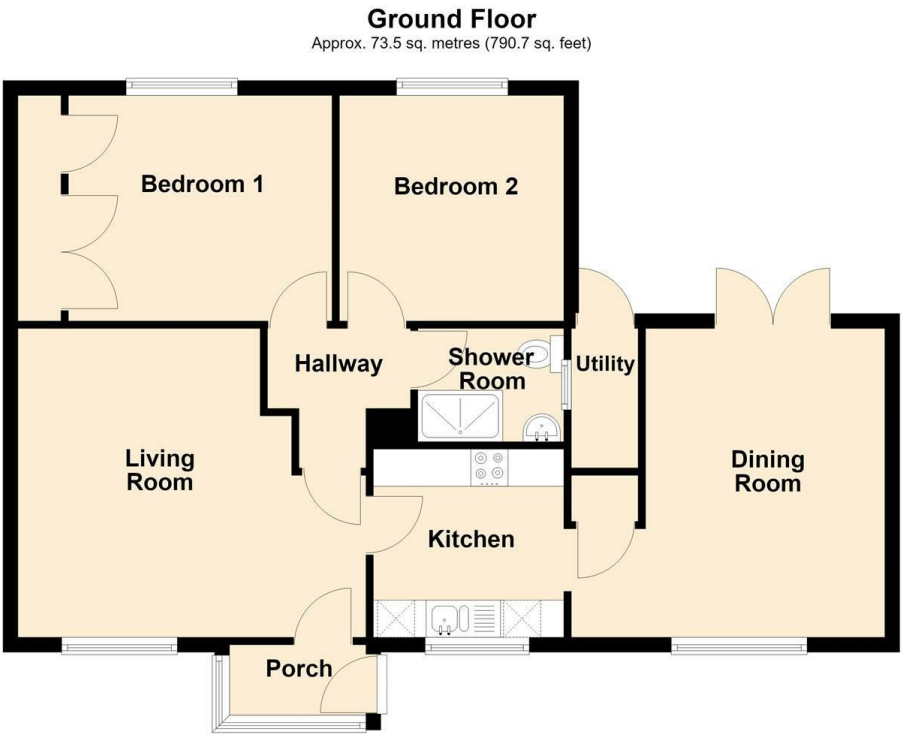
Store Room/Utility

5'10" x 2'11" (1.77 x 0.90)

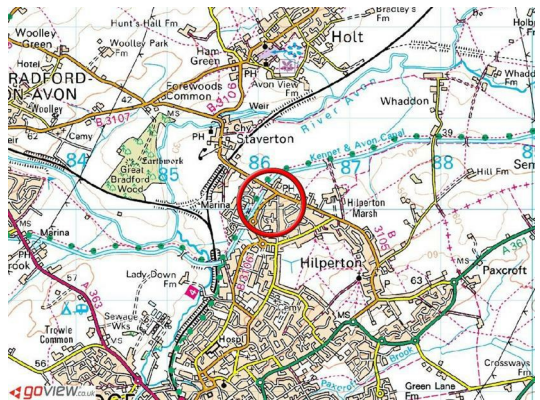
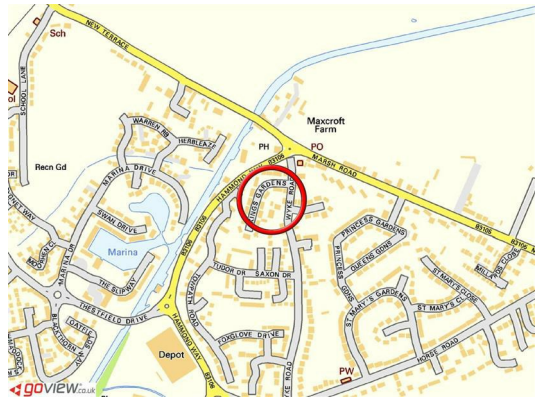
Accessed externally via uPVC double glazed door. Access to loft space. Worktop. Plumbing for washing machine. Power & Light.



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



Total area: approx. 73.5 sq. metres (790.7 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.