4 The Brambles

Trowbridge BA14 8RB

A well presented, modern three bedroom terraced property, conveniently located off The Down close to primary school, supermarkets, town centre and railway station. Accommodation comprises entrance hall, cloakroom, living room, kitchen/diner with patio doors onto garden, en suite shower room and family bathroom. Benefits include double glazing, gas central heating, good sized enclosed garden with private aspect and two off road parking spaces. Viewing recommended.

Guide Price £210,000

ACCOMMODATION

All measurements are approximate

Entrance Hall

Double glazed door to the front. Radiator. Coat hanging space. Tiled flooring. Thermostat. Stairs to the first floor. Panelled doors off and into:

Living room

15'9" x 11'6" (4.80 x 3.50)
Double glazed window to the front. Radiator. Television and telephone points. Wood effect flooring, wall lights and coving. Panelled door to understairs storage cupboard with shelving. Panelled door to the:

Kitchen/Diner

14'9" x 9'8" (4.50 x 2.95)
Double glazed window and sliding patio doors to the rear. Radiator. Range of modern wall, base and drawer units with tiled splash-backs and rolled top work surfaces. Stainless steel single sink drainer unit with mixer tap. Built-in high level stainless steel electric oven. Built-in stainless steel five-ring gas hob with extractor hood over. Integrated dishwasher. Plumbing for washing machine. Space for under counter fridge. Enclosed Ideal boiler. Tiled flooring and inset ceiling spotlights. Space for table. (NB: there is a unit for integrated fridge/freezer)

Cloakroom
Obscured double glazed window to the front. Radiator. Two piece white suite comprising corner pedestal wash hand basin and w/c with push flush. Tiled flooring. Fuse box.

FIRST FLOOR

Landing
Radiator. Access to loft space. Smoke alarm. Panelled doors off and into: airing cupboard housing hot water tank and shelving.

Bedroom One
11'2" x 9'3" (3.40 x 2.83)
Two double glazed windows to the front. Radiator. Wood effect flooring. Open fronted double wardrobe with hanging rail and shelf. Alcove with shelving. Panelled door to the:

En Suite Shower Room
Radiator. Three piece white suite with part tiled surrounds, comprising shower cubicle with mains shower and bi-fold doors enclosing, pedestal wash hand basin and w/c with push flush. Shaving point and light. Extractor. Tiled effect vinyl flooring and inset ceiling spotlights.

Bedroom Two
8'10" x 7'10" (2.69 x 2.38)
Double glazed window to the rear. Radiator. Wood effect flooring.

Bedroom Three
7'10" x 5'9" (2.38 x 1.74)
Double glazed window to the rear. Radiator. Wood effect flooring.

Bathroom
Radiator. Three piece white suite with part tiled surrounds, comprising panelled bath with mains shower, pedestal wash hand basin and w/c with push flush. Shaving point and light. Extractor. Tiled effect vinyl flooring and inset ceiling spotlights.

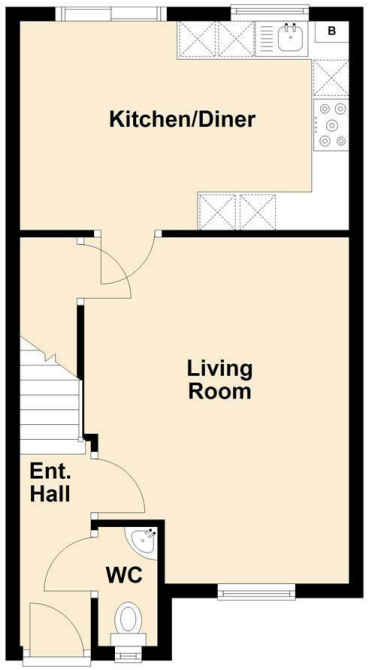
EXTERNALLY

To The Front
Gate and path to the front door with entrance light. Enclosed by walling.

To The Rear
Enclosed low maintenance garden with private aspect comprising patio area to the immediate rear, area laid to lawn and border with a variety of plants and shrubs. Garden shed. Outside tap and light. All enclosed by fencing with gated rear pedestrian access leading to two off road parking spaces.

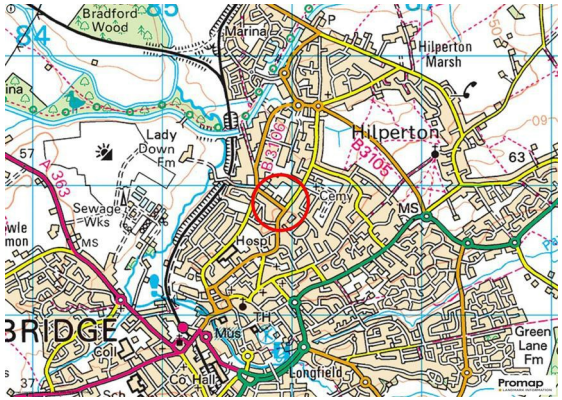
Tenure **Freehold**
Council Tax Band **C**
EPC Rating **C**

Ground Floor
Approx. 38.8 sq. metres (417.3 sq. feet)



First Floor
Approx. 37.0 sq. metres (398.7 sq. feet)

Total area: approx. 75.8 sq. metres (816.0 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.