



## 51 Furlong Gardens

Trowbridge BA14 7HB

A fantastic opportunity to purchase a spacious three bedroom detached bungalow conveniently located close to a local convenience store, town centre, railway station, supermarkets, park and St Stephens Place cinema/restaurant complex. This well maintained property comprises hallway, modern kitchen, lounge/diner with French doors onto the garden, and modern bathroom. Benefits include uPVC double glazing, gas central heating with Worcester Bosch combi boiler, updated electrical consumer unit (2022), tiered landscaped gardens with private aspect, garage and block paved driveway providing off road parking for several vehicles. Offered for sale with no onward chain - viewing is highly recommended.

**Guide Price £300,000**



## ACCOMMODATION

All measurements are approximate

### Hallway

Obscured UPVC double glazed window and door to the front. Radiator. Meter/storage cupboard. Access to part boarded loft space with ladder and light; and housing Worcester Bosch combi boiler - serviced annually. Panelled doors off and into:

### Lounge/Diner

15'10 x 12'0 (4.83m x 3.66m)  
uPVC double glazed windows and French doors to the rear. Radiator. Television point. Doorway to bedroom two.

### Kitchen

uPVC double glazed door and window to the side. Radiator. Range of modern wall and base mounted units with tiled splash-backs and rolled top work surfaces. Stainless steel single sink drainer unit with mixer tap. Built-in stainless steel electric oven and four-ring hob with extractor over. Plumbing for dishwasher or washing machine. Space for fridge and freezer. Wood effect vinyl flooring.

### Bedroom One

11'11 x 9'11 (3.63m x 3.02m)  
uPVC double glazed window to the front. Radiator. Built-in wardrobe with sliding doors enclosing.

### **Bedroom Two**

11'9 x 9'10 (3.58m x 3m)  
uPVC double glazed window to the rear. Radiator. Built-in wardrobe with doors enclosing.

### **Bedroom Three**

9'10 x 8'6 (3m x 2.59m)  
uPVC double glazed window to the side. Radiator.

### **Bathroom**

Obscured uPVC double glazed window to the side. Chrome towel radiator. Three piece white suite with tiled surrounds comprising panelled bath with electric shower over, pedestal wash hand basin and w/c with dual push flush. Wood effect flooring.

### **EXTERNALLY**

#### **To The Front**

Steps and path to the front door with storm porch over. Outside light and tap. Block paved driveway providing off road parking for several vehicles. Gated side pedestrian access to the rear.

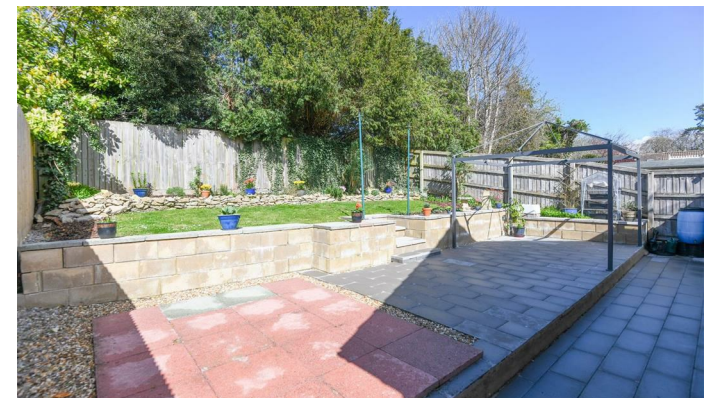
#### **To The Rear**

Tiered landscaped garden with private aspect comprising large paved patio area to the immediate rear with gravel borders and gazebo with canvas

cover; steps leading up to area laid to lawn and borders with a variety of plants and shrubs. Outside light. All enclosed by fencing.

### **Garage**

16'8 x 8'0 (5.08m x 2.44m)  
Up and over door to the front. Power and lighting. Window and door to the rear. Plumbing for washing machine.

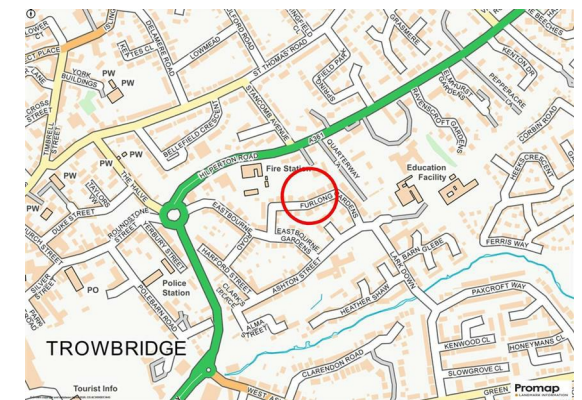


Tenure **Freehold**  
Council Tax Band **C**  
EPC Rating **D**

**Ground Floor**  
Approx. 80.0 sq. metres (861.4 sq. feet)



Total area: approx. 80.0 sq. metres (861.4 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.