




KINGSTONS

29 Fleur De Lys Drive **Southwick Trowbridge BA14 9QH**

A fantastic opportunity to purchase a three bedroom semi-detached property situated in a cul de sac position in the popular village of Southwick close to refurbished public house, shop, school and country park. The property requires a complete programme of updating and is offered for sale with no onward chain. Accommodation comprises entrance hall, living room open plan to dining room, kitchen, three bedrooms and family bath/shower room. Benefits include UPVC double glazing, electric heating, enclosed rear garden and driveway providing off road parking. Early viewing highly recommended.

Asking Price £190,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

Obscured UPVC double glazed windows and door to the front. Electric heater. Stairs to the first floor with cupboard under. Doors off and into:

Living Room

13'1 x 10'5 (3.99m x 3.18m)
UPVC double glazed window to the front. Electric heater. Opening to the:

Dining Room

9'4 x 9'2 (2.84m x 2.79m)
Double glazed sliding patio doors to the rear. Electric heater. Fuse box.

Kitchen

9'5 x 7'4 (2.87m x 2.24m)
UPVC double glazed window to the rear. Range of wall, base and drawer units with tiled splash-backs and rolled top work surfaces. Single sink drainer unit with mixer tap. Electric cooker point. Plumbing for washing machine. Space for fridge and freezer. Vinyl flooring.

FIRST FLOOR

Landing

Electric heater. Smoke alarm. Access to loft space. Doors off and into: airing cupboard housing hot water tank and shelving.

Bedroom One

13'5 x 8'10 (4.09m x 2.69m)
UPVC double glazed window to the front. Electric heater.

Bedroom Two

9'6 x 7'11 (2.9m x 2.41m)
UPVC double glazed window to the rear. Electric heater.

Bedroom Three

8'0 x 7'8 (2.44m x 2.34m)
UPVC double glazed window to the front. Electric heater.

Family Bath & Shower Room

Obscured UPVC double glazed window to the rear. Four piece suite with part tiled surrounds comprising panelled bath, shower cubicle, pedestal wash hand basin and w/c. Vinyl flooring.

EXTERNALLY

To The Front

Storm porch over front door and entrance light. Driveway providing off road parking. Paved patio area and

area laid to loose stone chippings. Gated side pedestrian access to the rear.

To The Rear

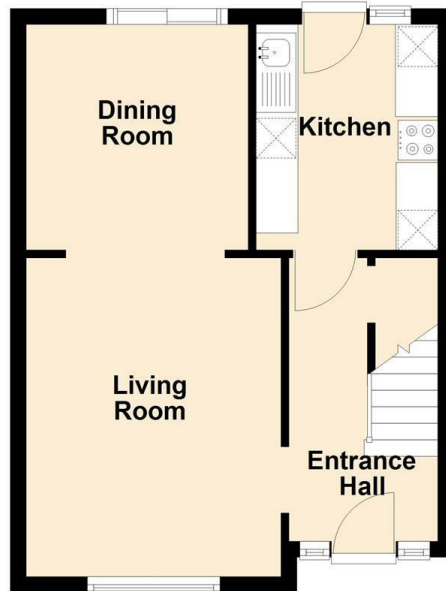
Enclosed garden comprising paved patio area to the immediate rear, area laid to lawn area laid to loose stone chippings and a variety of plants and shrubs. Outside tap. All enclosed by fencing.



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

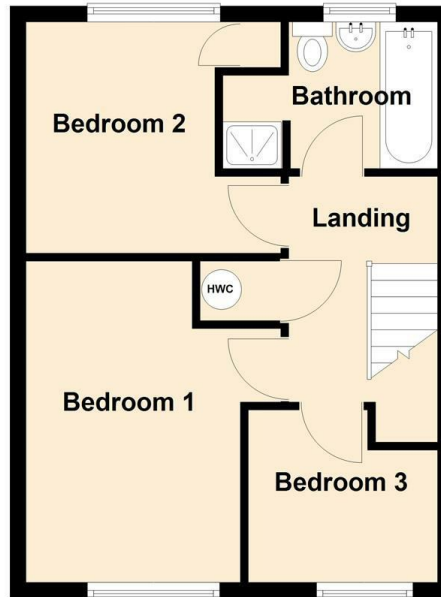
Ground Floor

Approx. 35.1 sq. metres (377.5 sq. feet)

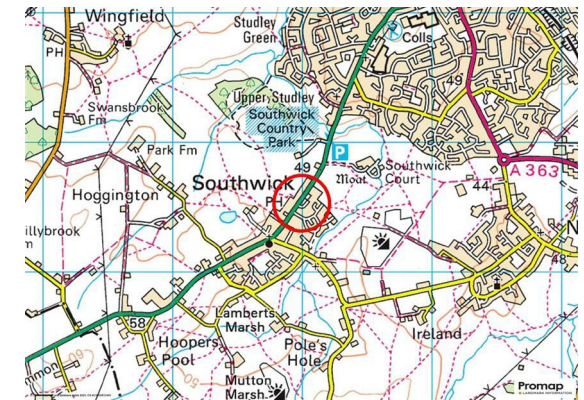
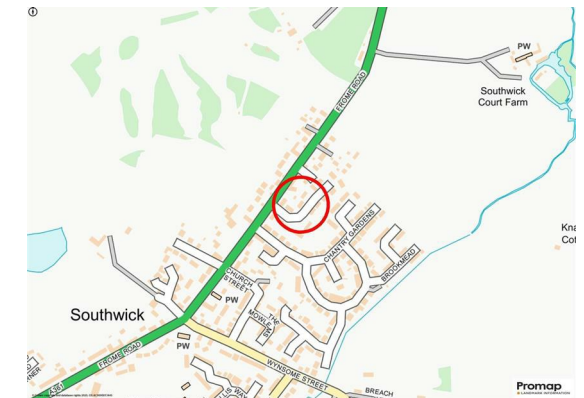


First Floor

Approx. 36.5 sq. metres (392.7 sq. feet)



Total area: approx. 71.5 sq. metres (770.1 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.