



Wrights
01225 755553

Kingfisher Close, Trowbridge, Wiltshire, BA14 7GH

£230,000

Situation

Kingfisher Close is located within a popular residential development on the southern side of Trowbridge, conveniently positioned for a range of local amenities and schools. Trowbridge town centre is within easy reach, offering a comprehensive range of shops, supermarkets, restaurants and leisure facilities.

Trowbridge railway station is approximately one mile away, providing direct rail services to destinations including Bath, Bristol, Salisbury and Cardiff, while the area also benefits from regular local bus services and good road links to the surrounding towns and villages.



**Well Presented Two
Bedroom Property**

**Popular location on the
West Ashton side of
town**

Spacious Lounge

Modern Kitchen/Diner

Downstairs cloakroom

**Two well proportioned
bedrooms**

**Attractive Low-
Maintenance Rear
Garden**

**Allocated Parking for two
vehciles**

Gas central heating

PVCu double glazing



This well presented two bedroom property is situated within the popular Kingfisher Close in Trowbridge, conveniently positioned for a range of local amenities and schools. The accommodation comprises an entrance hall, spacious lounge, kitchen/diner, ground floor WC, two well proportioned bedrooms and a family bathroom.

Features include gas central heating, PVCu double glazing, an attractive enclosed low-maintenance rear garden and allocated parking for two vehicles.

The property comprises

Ground Floor

Entrance Hall

With composite front door, wood effect laminate flooring, radiator and stairs to the first floor.

Lounge

9' 2" x 13' 9" (2.79m x 4.20m)

With two radiators, storage cupboard under the stairs and PVCu double glazed window to the front.

Kitchen/Diner

12' 3" x 9' 11" (3.74m x 3.02m)

With a range of eye level and base units, worktops with tiled splash backs, one and a half bowl sink/drain unit, integrated double electric oven and four ring gas hob with extractor hood over, space for fridge/freezer, washing machine and dishwasher/tumble drier, cupboard housing gas boiler, radiator, PVCu double glazed window to the rear and door opening onto the rear garden.

Cloakroom

With white suite comprising close coupled W.C and pedestal hand basin, radiator and extractor fan.

First Floor

Landing

With radiator and loft access (the loft is partially boarded with a pull-down ladder and light).

Bedroom 1

12' 2" x 8' 7" (3.71m x 2.61m)

With radiator and PVCu double glazed window to the rear.

Bedroom 2

12' 3" x 8' 5" (3.73m x 2.57m)max

With radiator, built in storage cupboard and PVCu double glazed window to the front.

Bathroom

5' 10" x 6' 0" (1.77m x 1.84m)

With white suite comprising bath with mains shower over, close coupled W.C and pedestal hand basin, radiator and extractor fan.

Externally

Rear Garden

The enclosed rear garden has been attractively landscaped for ease of maintenance, featuring a circular area of artificial lawn bordered by block paving, with decorative gravelled areas, a circular paved seating area and a timber garden shed.

Parking

Allocated parking for two vehicles.

Tenure

The property is sold as freehold.

Council tax

The property is currently in council tax band B.

Energy Performance

The EPC rating is C (76) with a potential for B (89).

Services

Mains gas, electricity, water and drainage are connected. The property is heated by a gas fired central heating boiler to radiators. Please note that the Agent has not tested any appliances.

Broadband

Ultrafast broadband is available (source - Ofcom) Predicted maximum download speed - 10000Mbps

Mobile Phone Coverage

Outdoor coverage is likely - source Ofcom.

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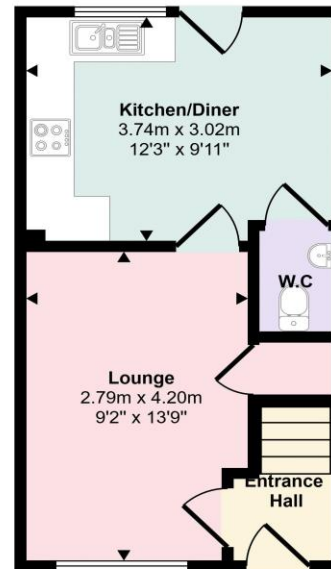


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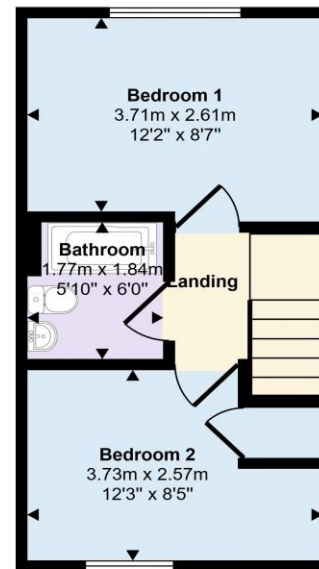
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Approx Gross Internal Area
55 sq m / 593 sq ft

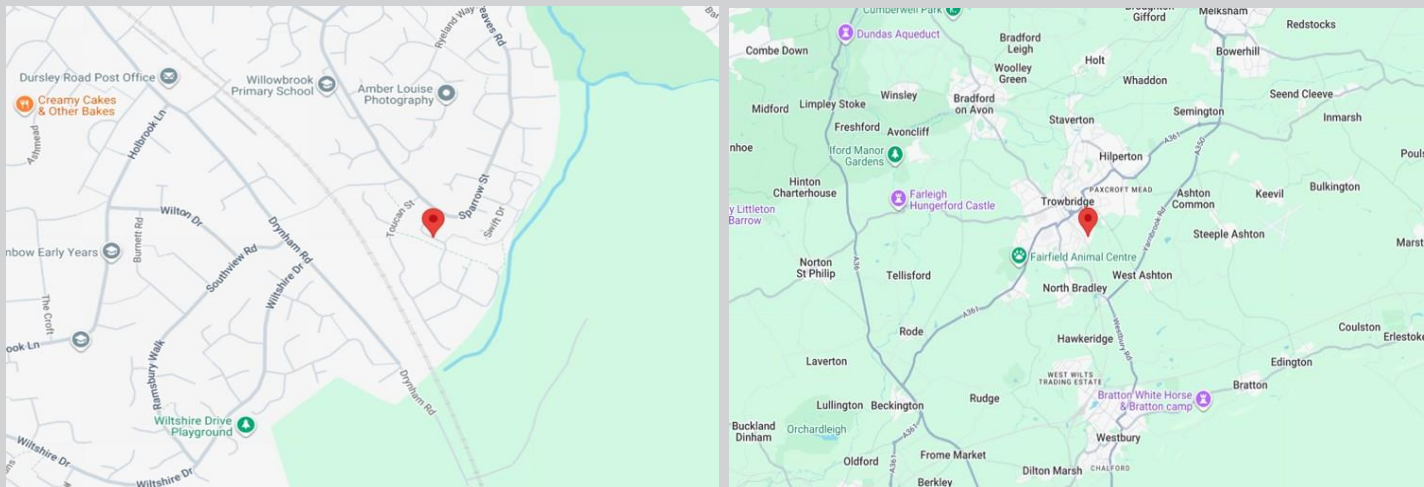


Ground Floor
Approx 28 sq m / 300 sq ft



First Floor
Approx 27 sq m / 293 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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Disclaimer

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