



KINGSTONS



36 Clarendon Avenue

Trowbridge BA14 7BN

A fantastic opportunity to purchase a 1930s semi-detached, bay fronted family home, which has been under the same ownership for over 80 years and situated over-looking the green, in the highly regarded Clarendon Avenue. The property is situated on a good sized plot, offers great potential to extend and comprises entrance hall, two large reception rooms, fitted Howdens kitchen with gloss finish, three good sized bedrooms, separate WC and refitted bathroom suite. Additional features include newly finished roof, Worcester gas central heating boiler, UPVC double glazing, large well tended garden, detached garage and driveway for two cars. The property is sold with the added benefit of no chain, viewing is highly recommended.

Offers Over £350,000



ACCOMMODATION

All measurements are approximate

Entrance Hall

Obscured UPVC double glazed window and door to the front. Radiator. Stairs to the first floor with cupboard under housing fuse box, electric meter and gas meter. Coving. Smoke alarm. Doors off.

Living Room

15'2" x 13'3" (4.63 x 4.04)

UPVC double glazed bay window to the front. Two radiators. Feature open fireplace. Coving.

Dining Room

14'3" x 11'6" (4.35 x 3.51)

UPVC double glazed French doors and windows to the rear. Two radiators.

Refitted Kitchen

10'7" x 7'9" (3.22 x 2.35)

UPVC double glazed windows to the rear and side. Radiator. Howdens kitchen with a range of high gloss wall, base and drawer units with coloured splash-backs and wood effect squared edge work surfaces. Ceramic single sink drainer unit with mixer tap. Space for electric cooker with extractor over. Integrated dishwasher. Plumbing for washing machine. Space for under counter fridge. Tiled effect vinyl flooring. Wall mounted Worcester combi boiler and heating controls. UPVC double glazed door to the side. Door to understairs larder cupboard with UPVC double glazed windows to the side, shelving and marble cold slab.

FIRST FLOOR

Landing

Obscured UPVC double glazed window to the side. Access to loft space. Doors off.

Bedroom One

15'3" x 11'6" (4.65 x 3.50)

UPVC double glazed bay window to the front. Radiator. Built-in cupboard with shelving.

Bedroom Two

13'11" x 10'3" (4.23 x 3.12)

UPVC double glazed window to the rear. Radiator. Two built-in double wardrobes with hanging rails and shelving.

Bedroom Three

7'11" x 7'6" (2.42 x 2.28)

UPVC double glazed window to the front. Radiator.

Refitted Bathroom

Obscured UPVC double glazed window to the side. Radiator. Two piece white suite with part tiled surrounds comprising panelled bath with electric Mira shower over and glass screen enclosing, and wash hand basin with cupboard under. Vinyl flooring. Extractor fan. Airing cupboard housing hot water tank and shelving.

Separate W/C

Obscured UPVC double glazed window to the side. Radiator. Modern refitted white w/c with dual push flush. Vinyl flooring.

EXTERNALLY

To The Front

Storm porch over front door with entrance light. Area laid to lawn and well stocked borders with a variety of plants and shrubs. Driveway providing off road parking for two vehicles. Gated side pedestrian access to the rear. All enclosed by fencing and walling.

To The Rear

Good sized enclosed garden with private aspect comprising small patio area to the immediate rear, large area laid to lawn, fishpond, wildflower area with Brambly Apple tree, rhubarb patch and well stocked borders with a variety of plants and shrubs. Greenhouse. Attached brick built tool shed. Outside tap. Space to the side of garage for storage etc. Enclosed by a variety of fencing.

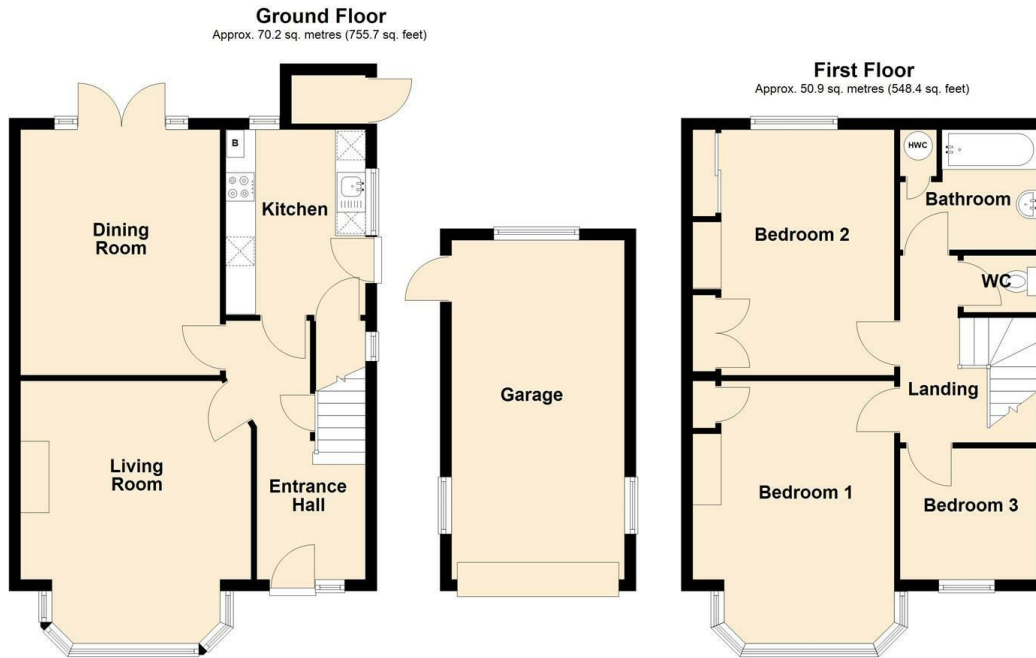
Garage

19' x 9'10" (5.80 x 3.00)

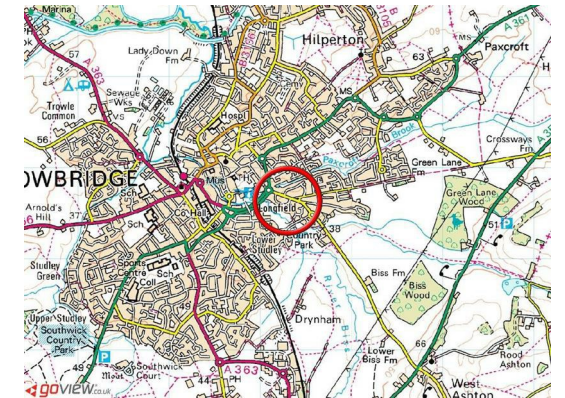
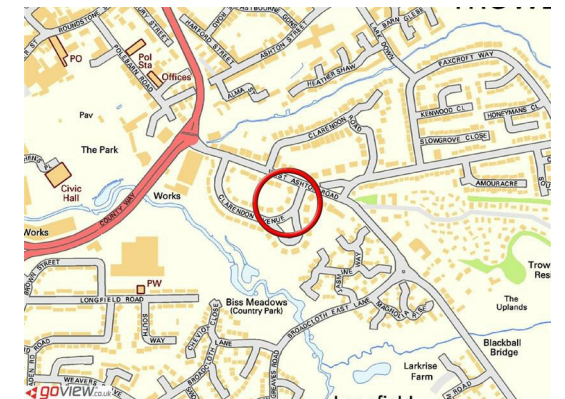
Up and over door to the front (not in working order). UPVC double glazed window to the rear and single glazed windows to the sides. Personal door to the side. Power and lighting.



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



Total area: approx. 121.2 sq. metres (1304.1 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.