



12 Lowmead,
Trowbridge, Wiltshire, BA14 8SX


KINGSTONS



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ESTATE AGENTS

A rare opportunity to purchase a spacious detached family home, occupying a large plot, situated within the well regarded St Thomas Road area overlooking protected parkland/green space. The property, would benefit from a program of modernisation. The accommodation comprises entrance hall, 24ft lounge/dining room, large kitchen, utility/boot room, cloakroom, three double bedrooms and a family bathroom. Additional features include double glazing, gas central heating with modern Worcester boiler, large well maintained and established south-easterly facing gardens with private aspect, garage and block paved driveway to the front providing off road parking. Properties like this seldom come to the market and early viewing is highly recommended - no onward chain.

Offers Over £375,000



All measurements are approximate.

ACCOMMODATION

Entrance Hall

UPVC double glazed window and door to the front. Radiator. Stairs to the first floor with cupboard under. Wall light. Telephone points. Glazed doors off and into:

Lounge/Dining Room 24' 5" x 12' 0" (7.44m x 3.65m)
into bay

Double glazed bay window to the front. Two radiators. Living flame gas fire. Wall lights. Television point. Double glazed sliding patio doors to the rear.

Kitchen 15' 10" x 8' 0" (4.82m x 2.44m)

Double glazed window to the rear. Radiator. Selection of wall and base mounted units. Stainless steel single sink drainer unit. Electric cooker point. Plumbing for washing machine. Wall mounted modern Worcester boiler. Larder cupboard with shelving. Glazed door to the:

Utility/Boot Room 8' 0" x 6' 0" (2.44m x 1.83m)

Double glazed window to the side. Radiator. Door to the garage. Glazed door to the rear garden. Door to the:

Cloakroom

Double glazed window to the rear. W/C.

FIRST FLOOR

Galleried Landing

Double glazed window to the front. Double doors to linen cupboard. Access to loft space. Doors off and into:

Bedroom One 13' 5" x 11' 3" (4.09m x 3.43m)

Double glazed bay window to the front. Radiator. Low level built-in cupboard.

Bedroom Two 11' 3" x 11' 0" (3.43m x 3.35m)

Double glazed window to the rear. Radiator.

Bedroom Three 15' 4" x 7' 10" (4.67m x 2.39m)

Double glazed windows to the front and rear. Two radiators. Access to loft space.

Family Bathroom

Obscured double glazed window to the rear. Radiator and electric bar heater. Three piece suite with fully tiled surrounds comprising panelled bath with Mira shower over, pedestal wash hand basin and w/c. Airing cupboard housing hot water tank and shelving.

EXTERNALLY

To The Front

Storm porch over front door with entrance light. Block paved driveway providing off road parking. Area laid to lawn and well maintained and established borders with a variety of plants and shrubs. Gated side pedestrian access to the rear.

To The Rear

Large well maintained and established gardens with with private south-easterly aspect comprising patio area across the immediate rear of the property, large area laid to lawn and well stocked borders with a variety of plants, trees and shrubs. 9ft x 5ft potting shed with power and lighting. Pathway leading to vegetable garden partitioned from main garden by trellis. Garden shed.

Garage 18' 0" x 8' 0" (5.48m x 2.44m)

Up and over door to the front. Power and lighting. Gas meter, fuse box and electric meter. Door to the utility.

TENURE: Freehold

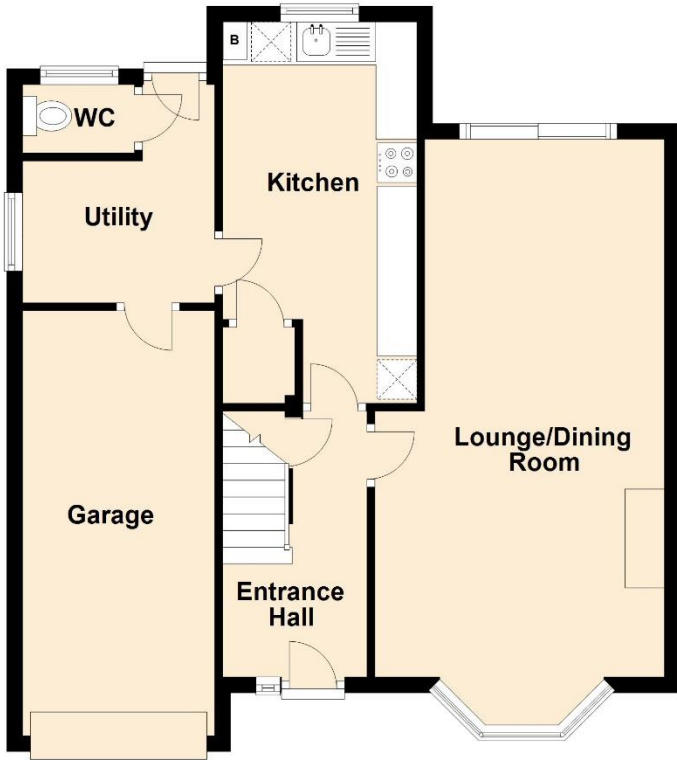
COUNCIL TAX BAND: D

Directions: From our office in Fore Street, proceed down Wicker Hill and bear right into Hill Street, follow the signs for 'through traffic'. Turn left at the traffic lights into Union Street; then take the first right and proceed over the mini-roundabout into St. Thomas Road. Take the first left into Delamere Road and the next right into Lowmead. The property can be found on the right hand side.



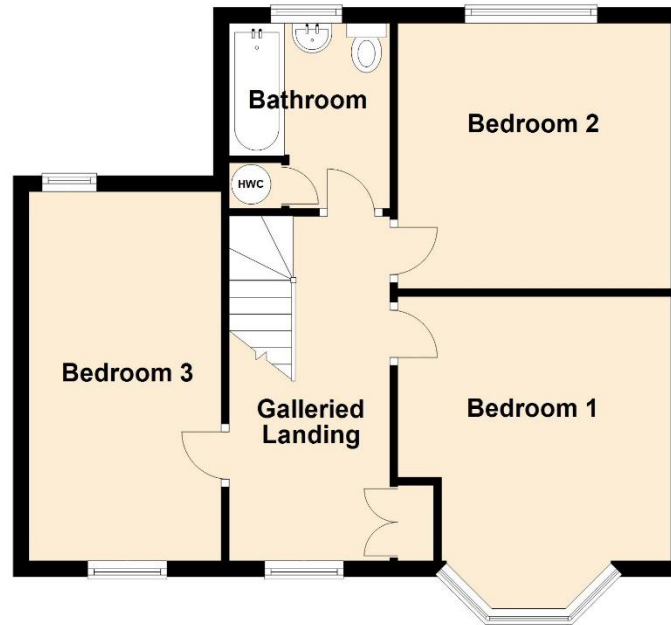
Ground Floor

Approx. 62.9 sq. metres (676.6 sq. feet)



First Floor

Approx. 50.2 sq. metres (540.8 sq. feet)



Total area: approx. 113.1 sq. metres (1217.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Viewing Arrangements

Please call **01225 777720** to make an appointment. We are open from Mon-Fri 9am to 6pm and Sat 9.30am to 4pm

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IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.