



KINGSTONS



24 Summerleaze

Trowbridge BA14 9HZ

A fantastic opportunity to purchase a three bedroom end of terrace property situated on a Frome side of town close to schools, collage, shop and garden centre/cafe. The property whilst in a habitable condition would benefit from of programme of modernisation. Accommodation comprises entrance porch and hall, living room, dining room, kitchen, utility room, cloakroom and shower room. Benefits include UPVC double glazing, gas central heating with modern combi boiler, good sized enclosed garden and driveway providing off road parking. Offered for sale with no onward chain.

Guide Price £270,000



ACCOMMODATION

All measurements are approximate.

Entrance Porch

UPVC double glazed construction with door to the front. UPVC double glazed door and window to the:

Entrance Hall

Radiator. Stairs to the first floor. Built-in cupboard. Coving. Telephone point. Thermostat. Doors off and into:

Living Room

17'10" x 10'5" (5.43 x 3.17)

UPVC double glazed window to the front. UPVC double glazed sliding patio doors to the rear. Two radiators. Contemporary feature fireplace. Television point. Coving.

Dining Room

11'11" x 8'8" (3.62 x 2.65)

UPVC double glazed window to the front. Radiator. Gas fire. Wood effect flooring and coving. Archway to the:

Kitchen

14'11" x 5'11" (4.55 x 1.80)

UPVC double glazed window to the rear. Radiator. Range of wall and base mounted units with tiled splash-backs and rolled top work surfaces. Stainless steel sink drainer unit with mixer tap. Electric cooker point. Door to understairs storage cupboard. Vinyl flooring and coving. Door to large pantry with UPVC double glazed window to the side, shelving and space for fridge/freezer. Part glazed door to the:

Side Hallway

UPVC double glazed door to the front. Door to the rear. Door to store room. Door to the:

Utility

6'2" x 5'5" (1.88 x 1.66)

Window to the rear. Stainless steel sink drainer unit. Plumbing for washing machine. Space for dryer. Dado rail. Fuse box. Door to the:

Cloakroom

Window to the rear. W/C. Dado rail.

Store Room

9'7" x 5'5" (2.92 x 1.66)

Window to the front. Power and light.

FIRST FLOOR

Landing

UPVC double glazed window to the rear. Radiator. Coving. Smoke alarm. Access to loft space. Doors off and into:

Bedroom One

12' x 11'11" (3.66 x 3.62)

UPVC double glazed window to the front. Range of built-in bedroom furniture. Door to airing cupboard housing Ideal combi boiler. Ceiling light with fan. Coving. Telephone point.

Bedroom Two

13'9" x 8'5" max (4.20 x 2.57 max)

UPVC double glazed window to the front. Radiator. Built-in bedroom furniture. Coving. Over stairs storage cupboard.

Bedroom Three

9'1" x 7'4" (2.78 x 2.24)

UPVC double glazed window to the rear. Radiator. Coving.

Shower Room

Obscured UPVC double glazed window to the rear. Radiator. Three piece white suite with part tiled surrounds comprising large shower cubicle with mains shower over and bi-fold doors enclosing, pedestal wash hand basin and w/c. Mirrored medicine cabinet. Vinyl flooring and coving.

EXTERNALLY

To The Front

Gate and path to the front door. Areas laid to loose stone chipping. Partially enclosed by hedgerow and fencing. Path leading to door the side hallway. Gravel driveway providing off road parking. Covered storage area. Outside light.

To The Rear

Good sized enclosed garden with private aspect divided into two sections. Initial garden area comprises paved patio area to the immediate rear, areas laid to artificial lawn and borders with a variety of plants and shrubs. Timber covered seating area. Garden shed. Outside light and tap. High conifer hedgerow with gate leading to secondary garden area laid to lawn with fruit trees and plants. Garden shed and greenhouse. All enclosed by fencing.



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



Total area: approx. 105.8 sq. metres (1139.3 sq. feet)



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.


KINGSTONS
 Trowbridge Office

5C-5D Fore Street, Wiltshire,
 BA14 8HD

Contact

01225 777720
 sales@kingstonstrowbridge.co.uk
 kingstonstrowbridge.co.uk