



51 Bradford Road

Trowbridge BA14 9AN BA14 9AN

A very well presented, 1950s semi detached family home situated on the Bradford Road close to well regarded primary school, railway station, park and town centre amenities. The spacious accommodation comprises entrance hall, two reception rooms, fitted kitchen with integrated appliances, cloakroom, refitted bathroom, three good sized bedrooms, uPVC double glazing and upgraded central heating system. External features include good sized, established, 100ft private gardens with south-westerly aspect and block paved tandem driveway.

Guide Price £315,000



ACCOMMODATION

All measurements are approximate

Entrance Hall

Obscured UPVC double glazed windows and door to the front. Radiator. Smoke alarm. Stairs to the first floor and cupboards under with power point. Wood effect vinyl flooring and coving. Panelled door to the:

Dining Room

13'12" x 13'3" (4.26 x 4.04)

UPVC double glazed French doors to the rear leading to lean-to. Wood effect flooring, coving and ceiling rose. Central heating controls. Panelled door to the kitchen. Panelled door to cupboard with coat hinging space and housing Worcester boiler (7 years old). Glazed double doors to the:

Living Room

13'2" x 10'8" (4.01 x 3.25)

UPVC double glazed bay window to the front. Radiator. Feature cast iron fireplace. Television point. Wood effect flooring, coving and ceiling rose.

Kitchen

13'2" x 6'9" (4.01 x 2.06)

UPVC double glazed window to the rear. Radiator. Selection of wall and base mounted units with tiled surrounds and rolled top work surfaces. Stainless steel one and a half bowl sink drainer units with mixer tap. Built-in stainless steel electric double oven and four-ring gas hob with extractor hood over. Plumbing for washing machine and dishwasher. Tiled flooring. Obscured UPVC double glazed door to the side leading onto lean-to. Bi-fold door to:

Lean-to

Windows and double doors to the rear. Wood effect flooring. Perspex roof.



Cloakroom

Obscured UPVC double glazed window to the side. Wash hand basin and w/c with dual push flush. Tiled flooring.

FIRST FLOOR

Landing

Obscured UPVC double glazed window to the side. Balustrade. Smoke alarm. Access to part boarded loft space with ladder. Coving. Cupboard over stairs. Panelled doors off and into:

Bedroom One

13'9" x 10'8" (4.19 x 3.25)

UPVC double glazed bay window to the front. Radiator. Built-in run of floor to ceiling wardrobes with drawers. Picture rail and coving.

Bedroom Two

13'3" x 9'2" (4.04 x 2.79)

UPVC double glazed window to the rear. Radiator. Feature cast iron fireplace. Picture rail and coving.

Bedroom Three

10'4" x 7'2" (3.15 x 2.18)

UPVC double glazed window to the rear. Radiator. Picture rail and coving.

Refitted Family Bathroom

Obscured UPVC double glazed window to the front. Contemporary vertical radiator and towel radiator. Three piece white suite with marble tiled surrounds comprising panelled bath with mains mixer shower over and bi-fold screen enclosing, wash hand basin with mixer tap and cupboard under, and w/c with enclosed cistern and dual push flush. Wall mounted mirrored medicine cabinet. Tiled effect vinyl flooring. Extractor fan.

EXTERNALLY

To The Front

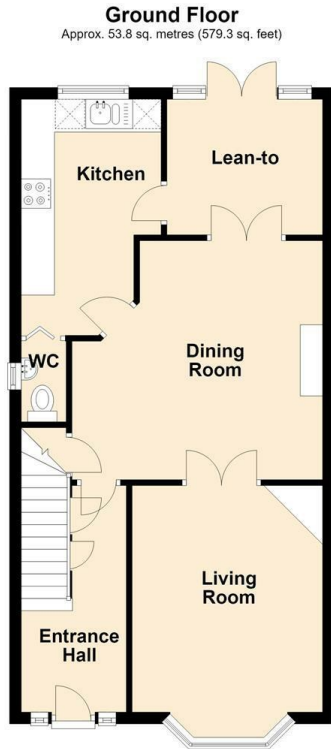
Storm porch over front door. Block paved driveway for two vehicles in tandem.

To The Rear

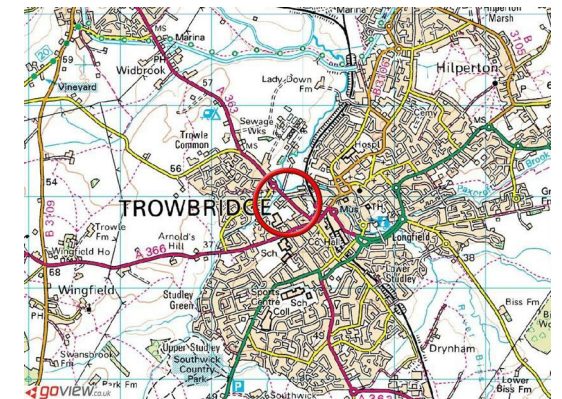
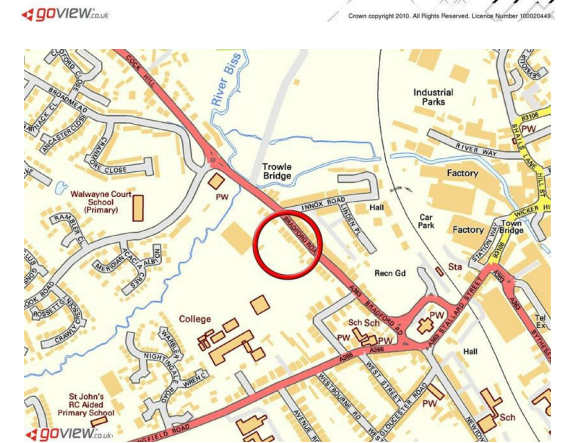
Large beautifully tended south-west facing garden with private aspect comprising decked area to the immediate rear, covered seating area with windows and Perspex roof, large area laid to lawn, well stocked mixed borders with variety of established plants, trees and shrubs. Paved pathway and archway leading to additional garden area with vegetable plot, two sheds and greenhouse. All enclosed by fencing with gated side pedestrian access.



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



Total area: approx. 95.3 sq. metres (1025.5 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.