



KINGSTONS



1 Lower Court

Trowbridge BA14 8QD

A well presented and extended, three bedroom end of terrace family home situated in a private cul-de-sac location within walking distance of the town centre, railway station and amenities. Viewing recommended. Accommodation comprises entrance hall, office, living room, dining/sun room, refitted kitchen, cloakroom and family bathroom. Benefits include UPVC double glazing, gas central heating, good sized south-west facing rear garden with private aspect and driveway providing off road parking for two-three vehicles.

Guide Price £285,000



ACCOMMODATION

All measurements are approximate

Entrance Hall

Obscured double glazed, composite door to the front. Radiator. LVT wood effect flooring. Stairs to the first floor. Fuse box. Panelled doors off and into:

Office

9'4 x 5'8 (2.84m x 1.73m)

UPVC double glazed window to the front. Inset ceiling spotlights.

Living Room

17'11 x 14'8 (5.46m x 4.47m)

UPVC double glazed window to the rear. Two radiators. Television point. Panelled door to large storage cupboard. Open plan to the:

Dining/Sun Room

11'4 x 10'9 (3.45m x 3.28m)

UPVC double glazed and brick construction with pitched tiled roof and French doors to the side. Radiator. LVT wood effect flooring and inset ceiling spotlights.



Refitted Kitchen (2023)

15'5 x 7'6 (4.7m x 2.29m)
UPVC double glazed window to the front. Extensive range of shaker style wall, base, drawer and larder units with wood effect work surfaces. Ceramic one and a half bowl sink drainer unit with mixer tap. Space for range cooker with marble splash-back and extractor over. Plumbing for washing machine. Space for fridge/freezer. Wood effect flooring and inset ceiling spotlights.

Cloakroom

Radiator. Wash hand basin and w/c.
Tiled effect flooring.

FIRST FLOOR

Landing

UPVC double glazed window to the side. Balustrade. Access to loft space. Panelled doors off and into: airing cupboard housing modern Worcester boiler, hot water tank and shelving.

Bedroom One

12'5 x 10'0 (3.78m x 3.05m)
UPVC double glazed window to the rear. Radiator.

Bedroom Two

11'6 x 10'0 (3.51m x 3.05m)
UPVC double glazed window to the front. Radiator.

Bedroom Three

9'4 x 7'6 (2.84m x 2.29m)
UPVC double glazed window to the rear. Radiator.

Family Bathroom

Obscured UPVC double glazed window to the front. Radiator. Three piece white suite comprising panelled bath with electric shower over, pedestal wash hand basin and w/c with dual push flush. Tiled effect flooring. Extractor fan.

EXTERNALLY

To The Front

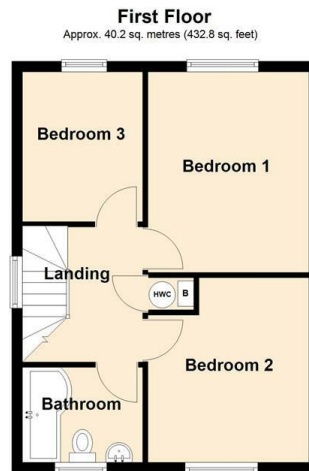
Storm porch over front door with entrance light. Tarmac and gravel driveway providing off road parking for 2-3 vehicles. Gated side pedestrian access to the rear.

To The Rear

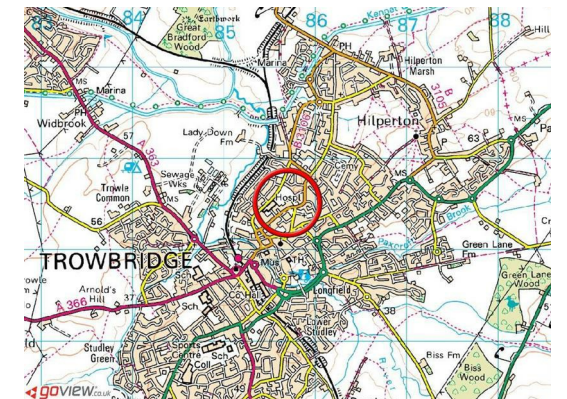
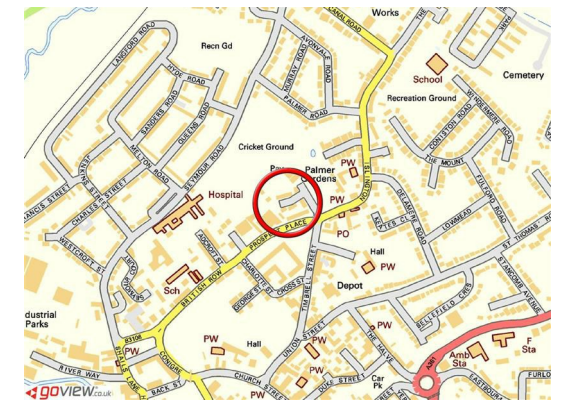
Enclosed, low maintenance garden with private, south-westerly aspect comprising paved patio area, area laid to gravel and borders with a variety of plants, trees and shrubs. All enclosed by fencing.



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



Total area: approx. 98.7 sq. metres (1062.3 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.