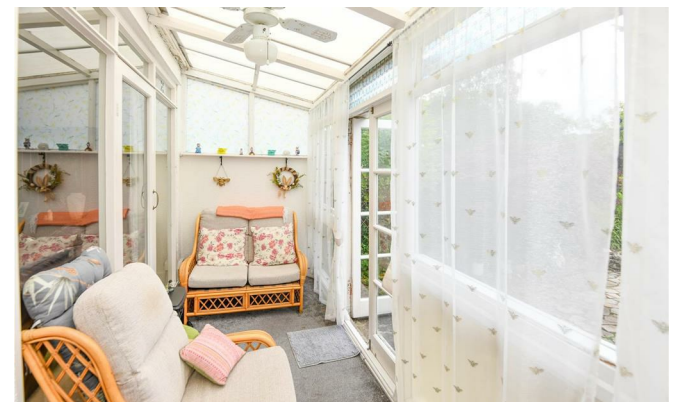


The logo for Kingstons, featuring a stylized tree or plant icon above the word "KINGSTONS" in a bold, sans-serif font.

## 28 The Croft

### Trowbridge BA14 0RL

A fantastic opportunity to purchase a spacious three bedroom semi-detached family home built in the 1930's and situated within the sought after area of The Croft, close to popular primary and secondary schools, town centre, shops and railway station. The property whilst in a habitable condition would benefit from a program of refurbishment and is offered for sale with no onward chain. Accommodation comprises entrance hall, living room, 19ft dining/family room, galley kitchen and family bathroom. Additional features include double glazing, gas central heating system with modern Ideal combi boiler, good sized enclosed, established garden with private aspect, garage and driveway providing off road parking. Early viewing highly recommended.

**Guide Price £300,000**



## ACCOMMODATION

All measurements are approximate

### Entrance Hall

Original obscured glazed door and windows to the front. Small obscured glazed window to the side. Radiator. Stairs to the first floor with cupboards under. Gas meter, electric meter and fuse box. Smoke alarm. Parquet wood flooring. Doors off and into:

### Living Room

11'11" x 10'2" (3.64 x 3.09)

Double glazed bow window to the front. Radiator. Stone fireplace. Coving. Built-in cupboard.

### Dining/Family Room

19'2" x 10'9" (5.84 x 3.28)

Windows and door to the sun room. Radiator. Feature fireplace with wood mantle and tiled hearth. Television point. Coving.

### Kitchen

15'9" x 6'9" (4.80 x 2.06)

Double glazed windows to the side. Radiator. Range of base mounted units with tiled splash-backs and laminate work tops. Stainless steel single sink drainer unit with mixer tap. Gas cooker point with extractor over. Plumbing for washing machine. Space for under counter fridge and fridge/freezer. Coving. Obscured glazed door to the:



### Sun Room

Windows and French doors to the rear.  
Ceiling light and fan. Door to the side.

### FIRST FLOOR

#### Landing

Double glazed window to the side.  
Access to part boarded loft space. Doors  
off and into:

#### Bedroom One

12'8" x 9'8" (3.85 x 2.95)

Double glazed bow window to the front.  
Radiator. Two built-in double wardrobes.

#### Bedroom Two

11'7" x 8'4" (3.52 x 2.54)

Double glazed window to the rear.  
Radiator. Built-in triple wardrobe and  
high level cupboards. Cupboard housing  
Ideal combi boiler - installed approx. 4  
years ago.

#### Bedroom Three

6'12" x 6'10" (2.13 x 2.08)

Double glazed window to the front.  
Radiator. Picture rail.

#### Family Bathroom

Obscured double glazed window to the  
rear. Three piece white suite with part  
tiled surrounds comprising panelled bath  
with electric shower over and glass  
screen enclosing, pedestal wash hand  
basin and w/c with dual push flush.

### EXTERNALLY

#### To The Front

Double cast iron gates leading onto  
driveway providing off road parking for  
2-3 vehicles. Storm porch over front  
door with entrance light. Area laid to  
loose stone chippings with a variety of  
plants, trees and shrubs. Outside tap  
and light. Narrow gated side pedestrian  
access to the rear. Enclosed by hedgerow  
and walling.

#### To The Rear

Good sized enclosed, established garden  
with private aspect comprising large patio  
area to the immediate rear with gazebo,  
area laid to loose stone chippings with  
circular areas laid to lawn, and well  
stocked borders with a variety of plants,  
trees and shrubs. Outside light. Enclosed  
by fencing. Garden shed 10'4" x 6'11"  
(3.16 x 2.10) with windows and door to  
the side.

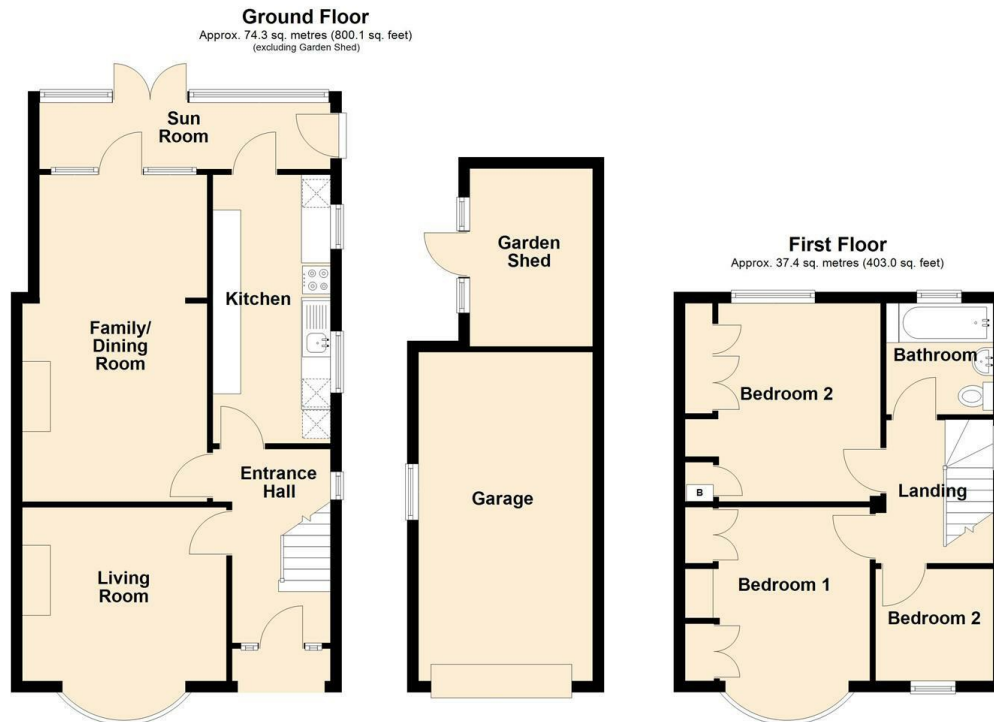
#### Garage

19'2" x 10'2" (5.85 x 3.10)

Up and over door to the front. Window  
to the side. Power and lighting.



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



Total area: approx. 111.8 sq. metres (1203.1 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.