



KINGSTONS

19 Buckleaze Close

Trowbridge BA14 0US

Offered for sale for the first time since 1998! A well presented, one bedroom FREEHOLD, terraced house situated in a small cul-de-sac off the well regarded Wiltshire Drive. This ideal first time buy boasts good sized living/dining room, kitchen with integrated appliances, large double bedroom with built-in wardrobes and recently updated en-suite shower room. Additional features included UPVC double glazing, refitted combi gas central heating boiler with five year warranty, new carpets, open plan garden area and allocated parking space. The property is also being sold with the added benefit of NO ONWARD CHAIN.

Guide Price £149,950





ACCOMMODATION

All measurements are approximate

Living/Dining room

14'2" x 14' Max (4.31 x 4.27 Max)
UPVC double glazed window to front and door to the front. Matwell. Two radiators. Two television points. Feature fireplace with tiled hearth, surround and pine mantle. Electric free standing fire. Fuse box. Dado Rail and Coving to ceiling. Smoke Alarm. Central heating control panel. Telephone Point. Stairs to the first floor. Doorway into:

Kitchen

10'10" x 6'11" (3.30m x 2.12m)
UPVC double glaze window to the front. Wall and base units with rolled edge worktops over and tiled surrounds. One and a half bowl composite sink drainer sink unit with mixer tap. Built-in electric oven and four-ring hob. Space for fridge freezer and dresser unit. Plumbing for washing machine. Wall hung Ideal combi boiler - approximately five years old with balance of the five-year manufacturer warranty and is serviced annually. Tiled effect vinyl floor.

FIRST FLOOR

Landing

Panelled door into:

Double Bedroom

15'4" x 10'11" max (4.68 x 3.32 max)

UPVC double glazed window to the front. Radiator. Access to loft space. Large storage cupboard with electric socket. Panelled doors enclosing floor to ceiling double wardrobe with shelving and hanging rails. Door to the:

Shower Room

Obscured UPVC double glazed window to the front. Upgraded three piece white suite with aqua panel and tiled surrounds comprising large walk-in shower enclosure with Mira mains shower over and glass screen enclosing, pedestal wash hand basin and dual flush w/c. Radiator. Vinyl flooring.

EXTERNALLY

To Front

Path to front door and around to side to storage cupboard. Open plan, low maintenance front garden laid to gravel with space for bistro table or garden chairs. Outside tap. External light. Trellis and bay hedgerows enclosing both left and right hand boundaries. Raised beds opposite communal footpath, laid to gravel with shrubs. Space for bins. Allocated Parking space

Allocated Parking Space

Located immediately in front of the house.



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

Ground Floor

Approx. 24.7 sq. metres (266.2 sq. feet)



First Floor

Approx. 21.5 sq. metres (231.9 sq. feet)



Total area: approx. 46.3 sq. metres (498.1 sq. feet)



KINGSTONS
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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.

