



  
**KINGSTONS**

## 5 Clarks Place Trowbridge BA14 7HA

An attractive two double bedroom cottage situated near to the town centre, shops, park, St Stephens restaurant complex and primary school. Accommodation comprises open plan living room and dining room with exposed wood flooring and wood burning stove, fitted kitchen and ground floor bathroom. Benefits include UPVC double glazing, gas central heating and south-east facing cottage garden. Ideal first time buy. Early viewing is highly recommended - no onward chain.

**Offers Over £165,000**





## **ACCOMMODATION**

All measurements are approximate

### **Entrance Porch**

UPVC double glazed construction with door to the front. Tiled flooring. UPVC double glazed door to the:

### **Living Room**

11'7 x 10'11 (3.53m x 3.33m)

UPVC double glazed window to the front. Radiator. Feature fireplace with stone hearth and wood burning stove. Exposed wood flooring and painted exposed brick work. Television point. Carbon monoxide alarm. Opening to the:

### **Dining Room**

11'9 x 10'1 max (3.58m x 3.07m max)  
Contemporary vertical radiator. Stairs to the first floor. Exposed wood flooring. Door to the bathroom. Opening to the:

### **Kitchen**

9'9 x 5'10 max (2.97m x 1.78m max)

UPVC double glazed window and door to the rear. Shaker style base and drawer units with tiled splash-backs and rolled top work surfaces. Stainless steel sink drainer unit with mixer tap. Built-in stainless steel electric double oven and four-ring gas hob. Plumbing for washing machine. Tiled flooring.

## Bathroom

Obscured UPVC double glazed window to the rear. Towel radiator. Three piece white suite with part tiled surrounds comprising bath with electric shower over, wash hand basin and w/c. Tiled flooring. Extractor fan.

## FIRST FLOOR

### Landing

Access to loft space. Exposed wood flooring. Doors off:

### Bedroom One

11'7 x 10'8 (3.53m x 3.25m)

UPVC double glazed window to the front. Radiator.

### Bedroom Two

10'5 x 8'8 (3.18m x 2.64m)

UPVC double glazed window to the rear. Radiator. Door to airing cupboard housing combi boiler.

## EXTERNALLY

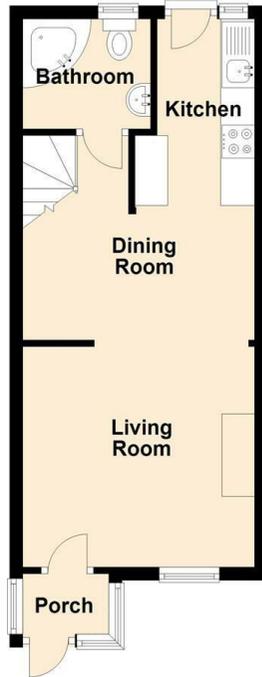
### To The Front

Gate and path to the front door. South-east facing garden comprising area laid to loose stone chippings, area laid to lawn and border with a variety of plants and shrubs. Garden shed. All enclosed by fencing.



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

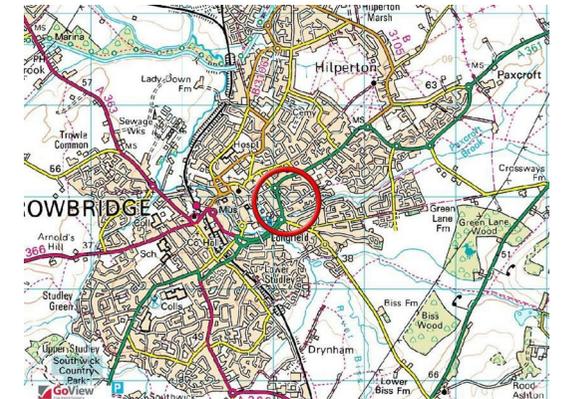
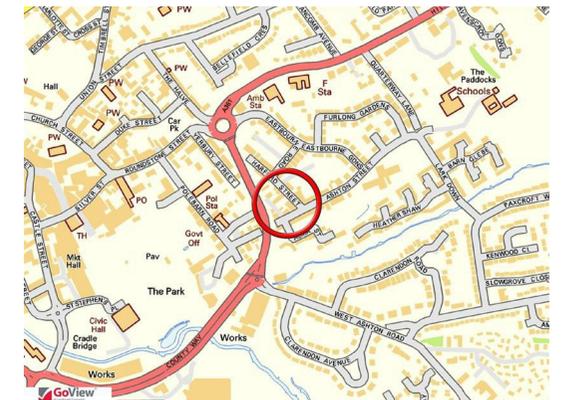
**Ground Floor**  
Approx. 30.8 sq. metres (331.5 sq. feet)



**First Floor**  
Approx. 23.0 sq. metres (247.5 sq. feet)



Total area: approx. 53.8 sq. metres (579.0 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.