



19 Speedwell Close

Trowbridge BA14 0YA

A fantastic opportunity to purchase a good sized two bedroom terraced house situated in a small cul de sac off the well regarded Wiltshire Drive, near to primary schools, bus route and retail park. This ideal first time or investment purchase boasts freshly redecorated, neutral décor, entrance hall, living room, kitchen/diner and bathroom. Benefits include gas central heating system with modern Ideal combi boiler, UPVC double glazing, large front garden, enclosed private rear garden, garden office, garage and parking. Early viewing highly recommended, no onward chain.

Asking Price £217,950



ACCOMMODATION

All measurements are approximate

Living Room

13'9 x 13'1 (4.19m x 3.99m)
UPVC double glazed window and door to the front. Radiator. Television and telephone points. Fuse box. Wood effect flooring. Stairs to the first floor. Part glazed door to the:

Kitchen/Diner

13'9 x 7'4 (4.19m x 2.24m)
UPVC double glazed window and door to the rear. Radiator. Range of wall and base units with tiled splash-backs and wooden work surfaces. Stainless steel single sink drainer unit with mixer tap. Built-in stainless steel electric double oven and four-ring gas hob with extractor hood over. Plumbing for washing machine and slimline dishwasher. Space for fridge/freezer. Space for table. Modern wall mounted Ideal combi boiler. Wood effect flooring.

FIRST FLOOR

Landing

Access to loft space. Doors off and into:



Bedroom One

11'6 x 11'3 (3.51m x 3.43m)
UPVC double glazed window to the front. Radiator. Built-in wardrobe and cupboard with shelving.

Bedroom Two

9'0 x 6'11 (2.74m x 2.11m)
UPVC double glazed window to the rear. Radiator. Wood effect flooring.

Bathroom

Obscured UPVC double glazed window to the front. Chrome towel radiator. Three piece white suite with part tiled surrounds comprising panelled bath with mains shower over, wash hand basin with cupboard under and w/c with enclosed cistern and dual push flush. Vinyl flooring. Shaving point and extractor fan.

EXTERNALLY

To The Front

Path to the front door with storm porch over. Gas and electric meters. Area laid to lawn with hedgerow enclosing.

To The Rear

Enclosed private rear gardens comprising paved patio area to the immediate rear, area laid to artificial lawn and paved pathway to additional

paved patio area. Enclosed by fencing with gated rear pedestrian access.

Office

10'5 x 6'11 (3.18m x 2.11m)
Power and lighting. Double glazed windows to the front and side. Double glazed door to the front.

Garage & Parking

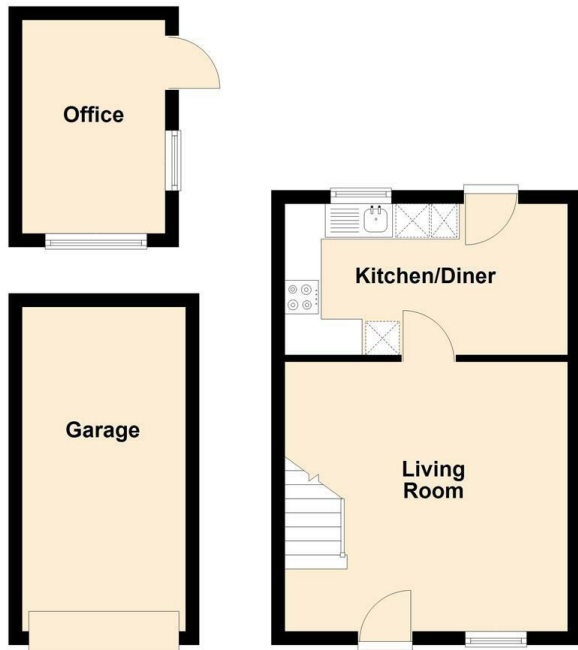
15'10 x 8'0 (4.83m x 2.44m)
Located in an adjacent block. Up and over door to the front. Eaves storage. Parking space to the front.



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

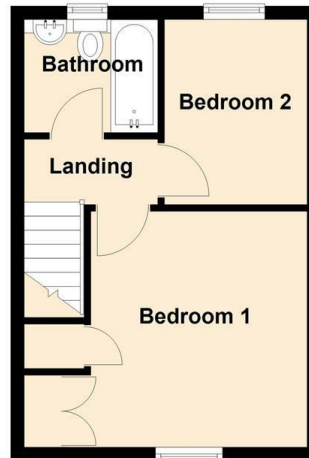
Ground Floor

Approx. 45.4 sq. metres (488.4 sq. feet)

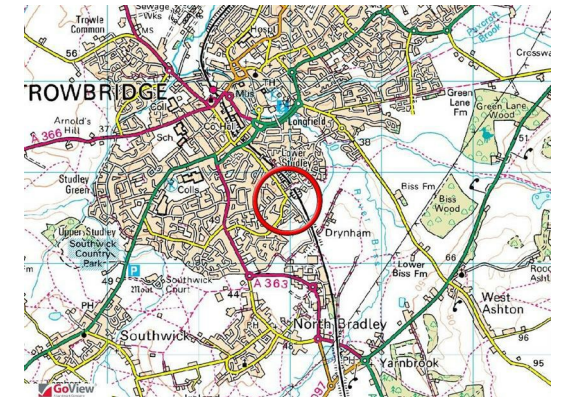
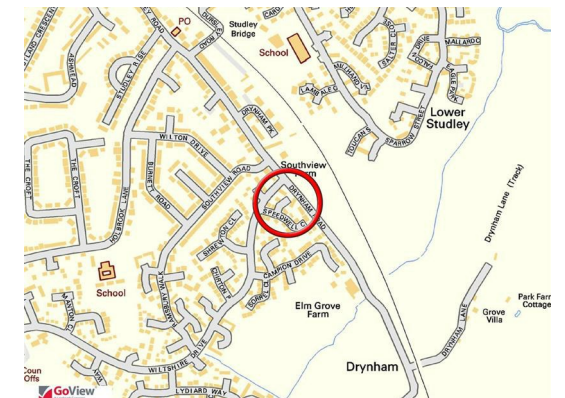
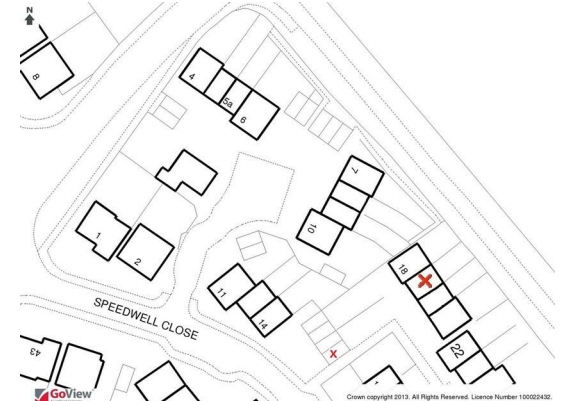


First Floor

Approx. 26.8 sq. metres (288.7 sq. feet)



Total area: approx. 72.2 sq. metres (777.1 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.