16 County Way

Trowbridge BA14 0NB

A fantastic opportunity to purchase a well presented, modern three bedroom end of terrace house, conveniently located in a small development near the town centre, schools, railway station and St. Stephens place restaurant complex. Accommodation comprises entrance hall, modern kitchen, lounge/dining room with patio doors onto gardens, cloakroom, family bathroom with shower, UPVC double glazing and gas central heating boasting upgraded combi boiler. External features include enclosed low maintenance gardens with south-east facing garden, attached garage with power and lighting; and driveway providing off road parking. Viewing is highly recommended.

Offers Over £270,000

ACCOMMODATION

All measurements are approximate

Entrance Hall

Obscured double glazed composite door to the front. Radiator. Stairs to the first floor. Tiled flooring and coving. Fuse box. Heating controls. Smoke alarm. Panelled doors off. Opening to the:

Kitchen

9'4" x 6'12" (2.85 x 2.13)

UPVC double glazed window to the front. Range of wall and base mounted units with contrasting rolled top work surfaces and splash-backs. Franke stainless steel one and a half bowl sink drainer unit with swan neck mixer tap. Built-in Bosch stainless steel electric oven and four-ring gas hob with extractor hood over. Plumbing for washing machine. Space for fridge/freezer. Tiled flooring and inset ceiling spotlights.

Lounge/Dining Room

15'5" x 14'9" (4.70 x 4.50)

UPVC double glazed window and French doors to the rear. Two radiators. Television point. Wood flooring and coving. Panelled door to understairs storage cupboard.

Cloakroom
Obscured UPVC double glazed window to the front. Radiator. Two piece white suite comprising pedestal wash hand basin with tiled splash-back and w/c with dual push flush. Marble effect vinyl flooring.

FIRST FLOOR

Landing
Balustrade. Access to loft space. Smoke alarm. Panelled doors off and into: airing cupboard housing Vaillant combi boiler and shelving.

Bedroom One
11'11" x 8'1" (3.64 x 2.47)
UPVC double glazed window to the front. Radiator. Built-in wardrobes and drawers. High level television point.

Bedroom Two
11'3" x 8'1" (3.44 x 2.47)
UPVC double glazed window to the rear. Radiator.

Bedroom Three
7'2" x 6'4" (2.19 x 1.94)
UPVC double glazed window to the front. Radiator.

Family Bathroom
Obscured UPVC double glazed window to the rear. Radiator. Three piece white suite with fully tiled surrounds comprising panelled bath with mains shower over and glass screen enclosing, pedestal wash hand basin and w/c with dual push flush. Shaving point and extractor fan. Tiled flooring and inset ceiling spotlights.

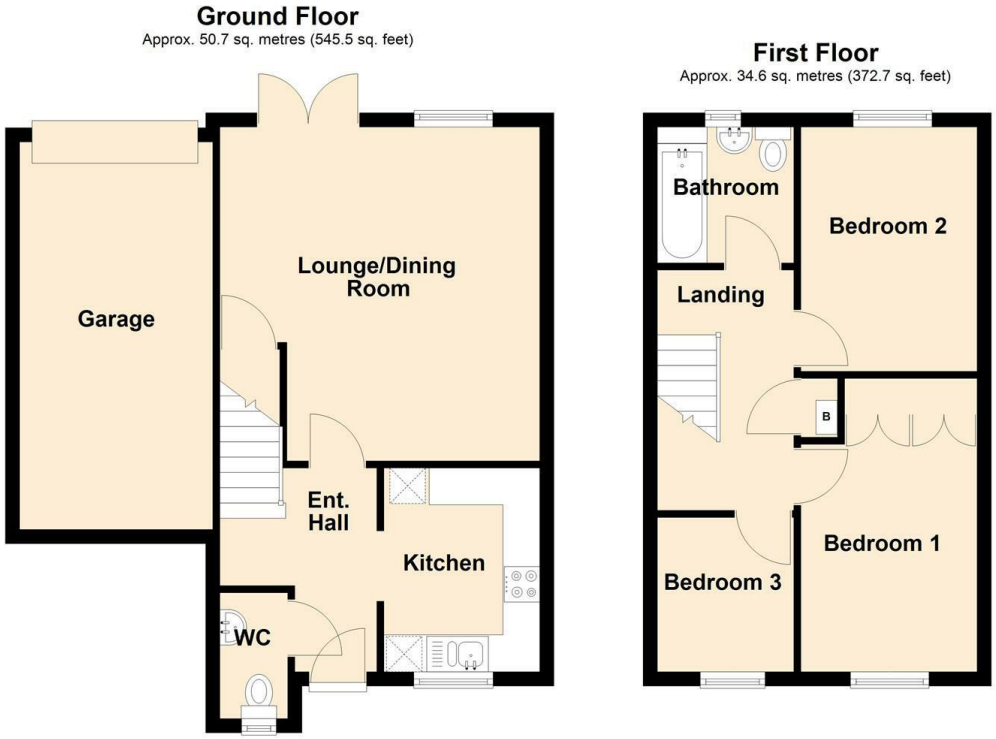
EXTERNALLY

To The Front
Storm porch over front door with entrance light. Gravel borders with a variety of plants and shrubs. Gas and electric meters.

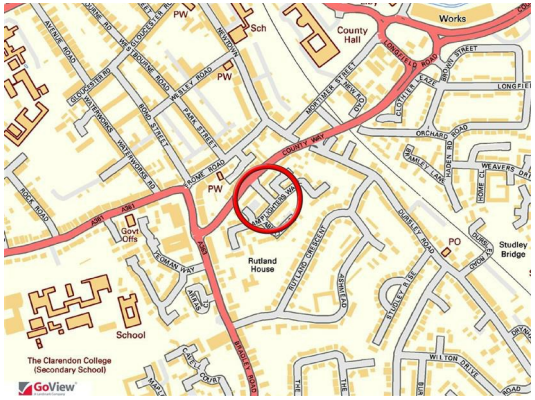
To The Rear
Good sized enclosed garden with south-east facing garden comprising paved patio area to the immediate rear with paved pathway leading to additional paved patio area, area laid to lawn and mixed border. Outside tap. All enclosed by fencing and walling with gated side pedestrian access leading onto driveway.

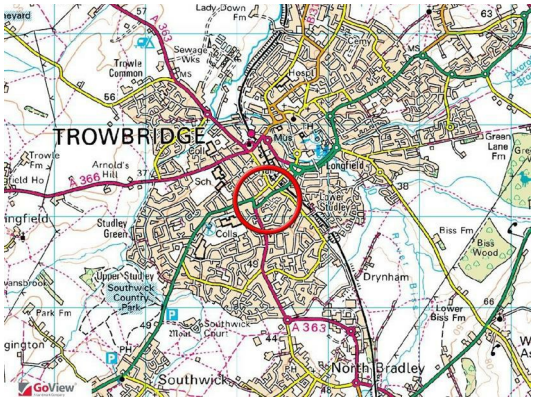
Garage
17'11" x 8'11" (5.46 x 2.72)
Up and over door to the front. Eaves storage. Power and lighting.

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



Total area: approx. 85.3 sq. metres (918.2 sq. feet)





KINGSTONS
Trowbridge Office
5C-5D Fore Street, Wiltshire,
BA14 8HD

Contact
01225 777720
sales@kingstonstrowbridge.co.uk
kingstonstrowbridge.co.uk

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.