



38 Jasmine Way Trowbridge BA147SW

A very well presented three bedroom end of terrace house situated on the West Ashton side of town close to the riverside walks, open countryside, primary schools, shop, town centre and restaurant/cinema complex. The modern well maintained interior boasts neutral tones, entrance hall, fitted kitchen, refitted cloakroom, lounge/dining room, UPVC double glazed conservatory, three good sized bedrooms, refitted shower room, uPVC double glazing central heating system with Worcester boiler and uPVC double glazing. External features boasts driveway for two - three cars, good sized garage and enclosed landscaped low maintenance gardens with private south facing aspect. Viewing is highly recommended, vendor suited.

Guide Price £260,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

Obscured double glazed composite door to the front. Radiator. Coving. Smoke alarm. Doors off and into:

Refitted Cloakroom

Obscured UPVC double glazed window to the front. Chrome towel radiator. Two piece white suite with fully tiled surrounds comprising wash hand basin with cupboard under and w/c with dual push flush. Wood effect vinyl flooring. High level fuse box.

Kitchen

9'1" x 7'6" (2.77 x 2.28)

UPVC double glazed window to the front. Range of wall and base mounted units with tiled splash-back and rolled top work surfaces. Stainless steel sink drainer unit with mixer tap. Built-in electric oven and four-ring gas hob with extractor hood over. Plumbing for washing machine. Space for fridge/freezer. Tiled effect vinyl flooring.

Lounge/Dining Room

16'5" x 15'5" (5.00 x 4.70)

UPVC double glazed window to the rear. Two radiators. Television and telephone points. Coving. Double glazed sliding patio doors to the:

Conservatory

7'10" x 6'11" (2.40 x 2.10)
UPVC double glazed and brick
constriction with door to the side.
Wood effect flooring.

FIRST FLOOR

Landing

Access to loft space. Smoke alarm.
Doors off and into:

Bedroom One

15'5" x 9'10" (4.70 x 3.00)
Two UPVC double glazed windows to
the rear. Radiator. Two built-in double
wardrobes and drawers.

Bedroom Two

9'10" x 7'3" (3.00 x 2.20)
UPVC double glazed window to the
front. Radiator.

Bedroom Three

7'10" x 7'10" (2.40 x 2.40)
UPVC double glazed window to the
front. Radiator. Built-in over-stairs
airing cupboard with Worcester combi
boiler and shelving.

Refitted Shower Room

Obscured UPVC double glazed window
to the side. Chrome towel radiator.
Three piece white suite with fully tiled
surrounds comprising large walk-in
shower enclosure with mains shower

over and sliding doors enclosing, wash
hand basin with cupboard under and
w/c with dual push flush. Wood effect
vinyl flooring. Extractor fan.

EXTERNALLY

To The Front

Storm porch over front door. Area laid
to block paving. Gas and electric
meters. Driveway to the side for 2-3
vehicles.

To The Rear

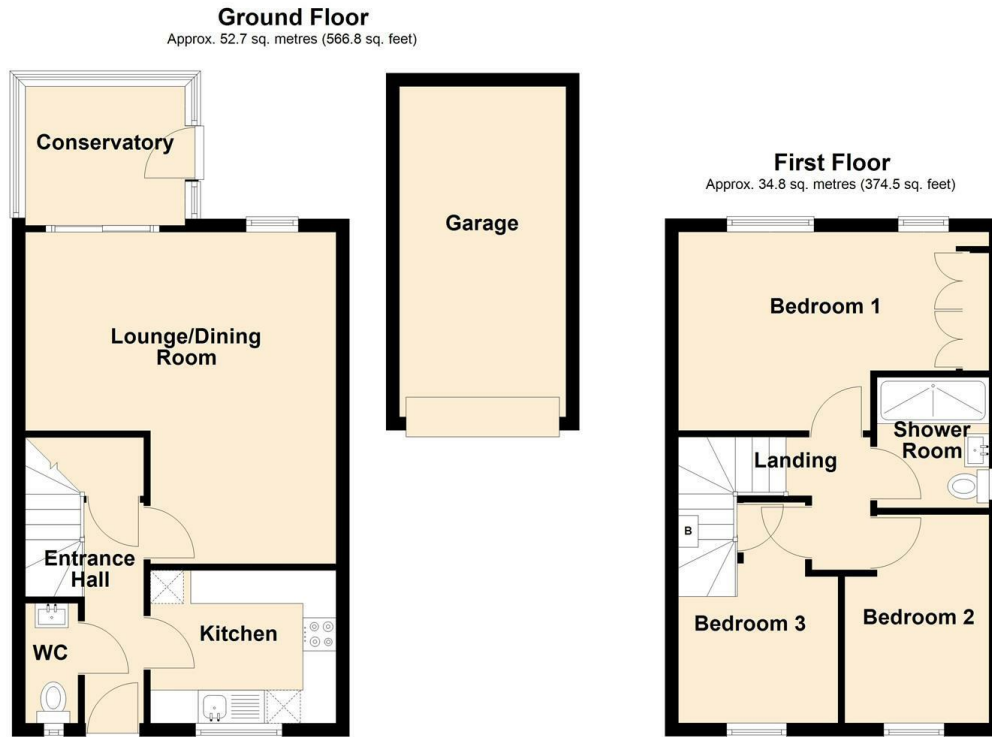
Enclosed landscaped low maintenance
gardens with private south facing
aspect, laid to paving, area laid to slate
chippings, gravel borders, small decked
area, raised bed and a variety of plants
and shrubs. Enclosed by fencing with
gated side pedestrian access.

Garage

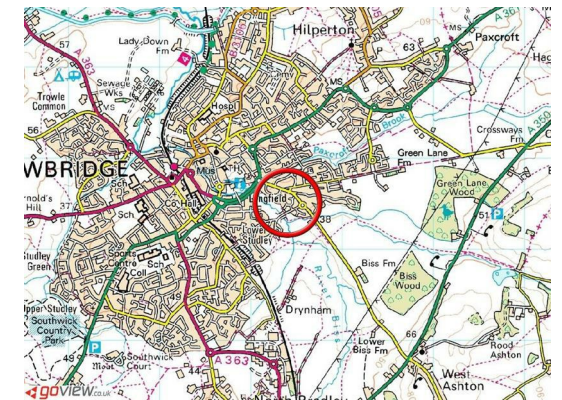
16'4" x 8'2" (4.98 x 2.50)
Up and over door to the front. Eaves
storage.



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



Total area: approx. 87.5 sq. metres (941.4 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.