



54 The Croft,
Trowbridge, Wiltshire, BA14 0RN


KINGSTONS



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ESTATE AGENTS

A rare opportunity to purchase a three bedroom bay fronted semi-detached property situated in the soughtafter area of The Croft. This family home requires some cosmetic attention with potential for further development and is offered for sale with no onward chain. Accommodation comprises: entrance hall, lounge, dining room, garden room, refitted kitchen, cloakroom/utility and refitted family bathroom. Benefits include: UPVC double glazing, gas central heating, good sized rear garden, block paved driveway and garage.

Guide Price £210,000



All measurements are approximate.
ACCOMMODATION

Entrance Hall

UPVC double glazed window and door to the front. Radiator. Stairs to the first floor with under stairs storage cupboards, Doors off and into:

Lounge 12' 8" into bay x 11' 7" (3.86m x 3.53m)

UPVC double glazed bay window to the front. Radiator. Television point.

Dining Room 11' 7" x 11' 1" (3.53m x 3.38m)

Radiator. Gas fire with back boiler. Double glazed sliding patio doors to the:

Garden Room 9' 5" x 8' 2" (2.87m x 2.49m)

Windows and door to the rear garden. Glass roof. Radiator. Door to the rear inner hallway.

Refitted Kitchen 9' 2" x 6' 8" (2.79m x 2.03m)

UPVC double glazed window to the side. Radiator. Selection of wall and base mounted units with tiled surrounds and rolled top work surfaces. Stainless steel one and a half bowl sink drainer unit with mixer tap. Electric cooker. Vinyl flooring. Door to the inner hallway.

Inner Hallway

Door to the garden room. Door to the:

Utility/Cloakroom 6' 10" x 6' 4" (2.08m x 1.93m)

Window to the rear. Radiator. Wash hand basin and w/c. Base mounted units. Plumbing for washing machine.

FIRST FLOOR

Landing

UPVC double glazed window to the side. Access to loft space. Doors off and into: airing cupboard.

Bedroom One 11' 7" x 11' 4" (3.53m x 3.45m)

UPVC double glazed window to the rear. Radiator. Range of built-in bedroom furniture.

Bedroom Two 12' 8" into bay x 10' 10" (3.86m x 3.30m)

UPVC double glazed bay window to the front. Radiator. Built-in wardrobe.

Bedroom Three 7' 1" x 6' 9" (2.16m x 2.06m)

UPVC double glazed window to the front. Radiator.

Refitted Family Bathroom

Obscured UPVC double glazed window to the rear. Radiator. Three piece white suite with part tiled surrounds comprising: panelled bath with shower mixer tap, pedestal wash hand basin and w/c.

EXTERNALLY

To The Front

Storm porch over front door. Outside lighting. Block paved driveway providing off road parking. Gated side pedestrian access. Enclosed by walling.

To The Rear

Good sized enclosed rear garden comprising: patio area to the immediate rear, areas laid to lawn with well stocked flower and shrub borders. Greenhouse and garden shed. Enclosed by fencing.

Garage 16' 0" x 8' 0" (4.87m x 2.44m)

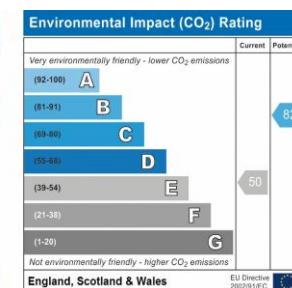
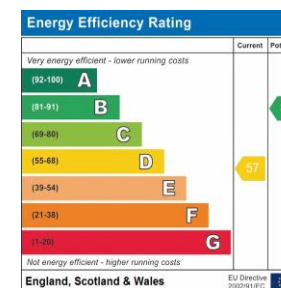
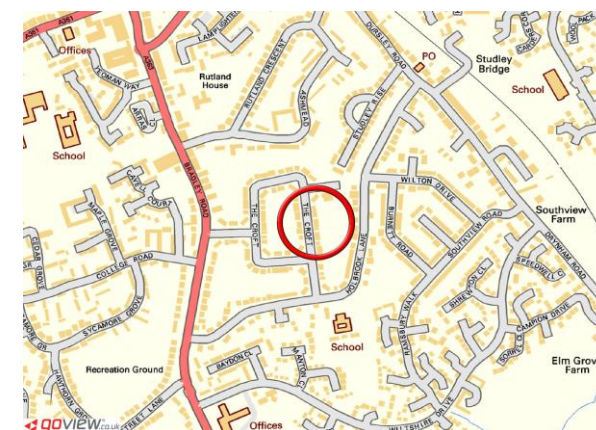
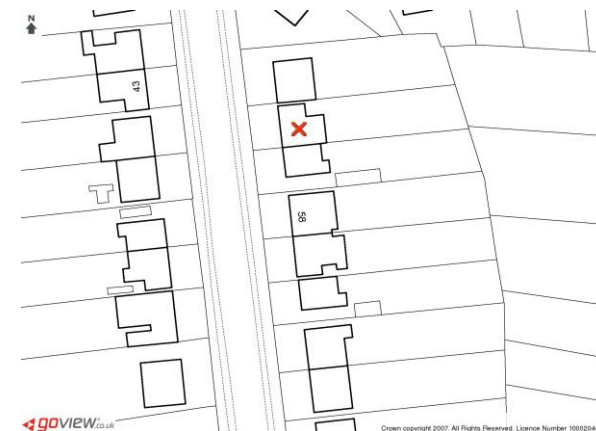
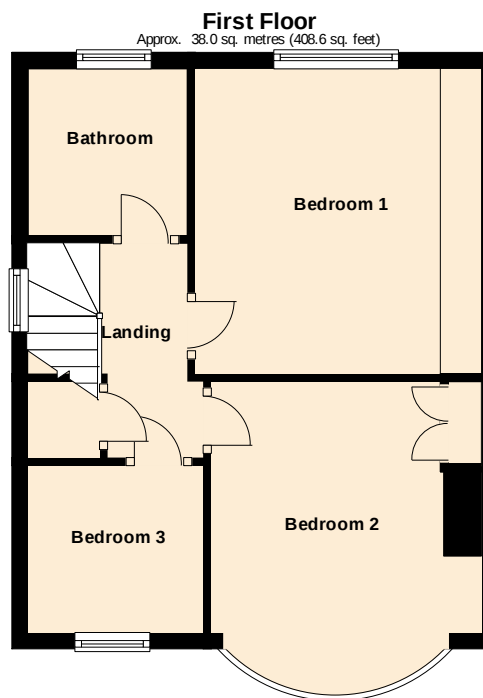
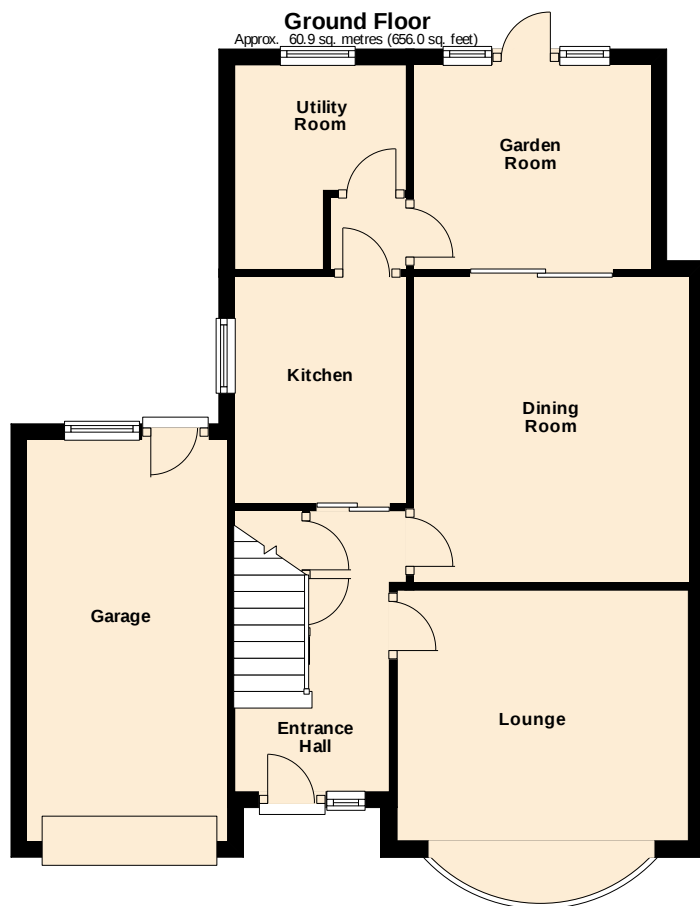
Up and over door to the front. Power and lighting. Personal door and window to the rear.

COUNCIL TAX BAND: C - £1,414.15pa (2015/16)

SERVICES: All mains services are connected.

Directions: From our office in Fore Street, proceed into Wickerhill and on into Stallard Street. Continue over the mini roundabout and at the next junction keep in the left hand lane and turn left into Newtown. At the next roundabout turn right into Frome Road and at the next roundabout turn left into Bradley Road. Continue along and take the third turning left into Carlton Row. At the end of the road turn left into The Croft, follow the road around and the property can be found on the left hand side via a Kingstons 'For Sale' board.





Viewing Arrangements

Please call **01225 777720** to make an appointment. We are open from Mon-Fri 9am to 6pm and Sat 9.30am to 4pm

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