

TOWN & COUNTRY
ESTATES



Pitman Avenue, Trowbridge, Wiltshire BA14 0BY

Guide Price £220,000

LOCATION

The property is situated just off Frome Road within easy walking distance to local shops, schools and Trowbridge train station, providing direct links to Bath, Bristol and beyond. Trowbridge itself offers busy town centre shopping and cinema complex with restaurants.

DESCRIPTION

This spacious three-bedroom semi-detached family home comes to the market with NO ONWARD CHAIN. The property comprises an entrance porch, entrance hall, kitchen/dining room, living room and cloakroom. The first floor comprises three double bedrooms and shower room. Further benefits include replaced UPVC double glazing and gas central heating.

PORCH

ENTRANCE HALL

You enter the property via a composite entrance door. There are doors leading to dining room, living room and cloakroom, stairs to first floor, wood effect flooring and radiator.

LIVING ROOM

14'1" x 11'5"

The living room has a UPVC double glazed window to front aspect and door leading to kitchen. there is also a gas fireplace with wooden surround, tv point and radiator

DINING ROOM

11'1" x 10'5"

There is a UPVC double glazed window to rear aspect, opening to kitchen, breakfast bar, tv point, radiator and wood effect flooring.

KITCHEN

11'1" x 9'2"

The kitchen has an obscure glazed door to rear aspect, matching base and wall units with rolled top worksurfaces, space for gas hob with extractor overhead, built- in oven, integral dishwasher, inset sink with chrome mixer tap, space for washing machine and fridge freezer, tiled splash backs, radiator and wood effect flooring.

CLOAKROOM

The downstairs cloakroom has a UPVC double glazed window to side aspect, pedestal wash basin and closed couple W/C with dual flush, tiled splash backs, radiator and wood effect flooring.

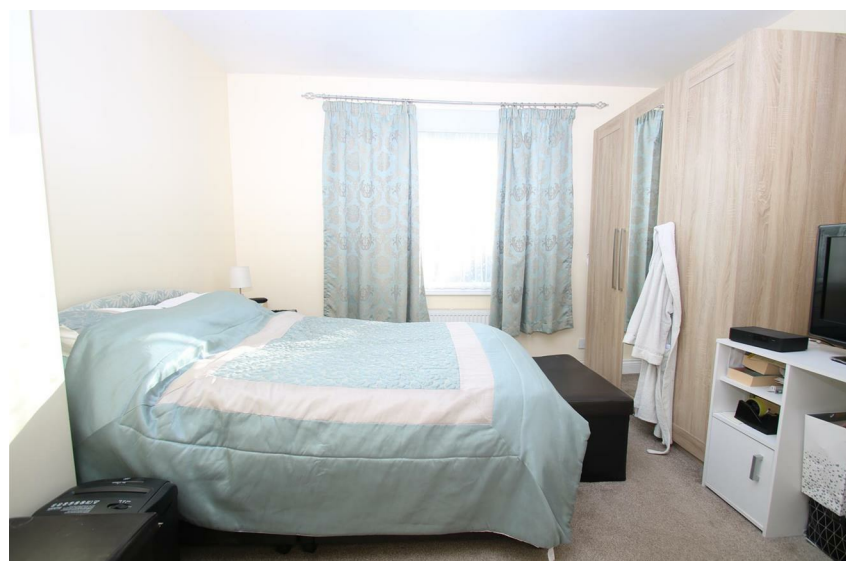
FIRST FLOOR LANDING

The first-floor landing has a UPVC double glazed window to front aspect, doors to all bedrooms and shower room, loft access and radiator.

BEDROOM ONE

12'1" x 14'1"

The master bedroom has a UPVC double glazed window to front aspect, built in wardrobe, tv point and radiator



BEDROOM TWO

11'1" x 11'1"

The second bedroom has a UPVC double glazed window to rear aspect, tv point and radiator

BEDROOM THREE

9'2" x 8'6"

Bedroom three has a UPVC double glazed window to rear, and radiator

SHOWER ROOM

The main shower room has an obscure UPVC double glazed window to side, enclosed glazed shower cubicle with electric shower, pedestal wash basin, closed couple W/C with dual flush, storage cupboard, tiled splash backs, radiator and wood effect flooring.

EXTERIOR

FRONT

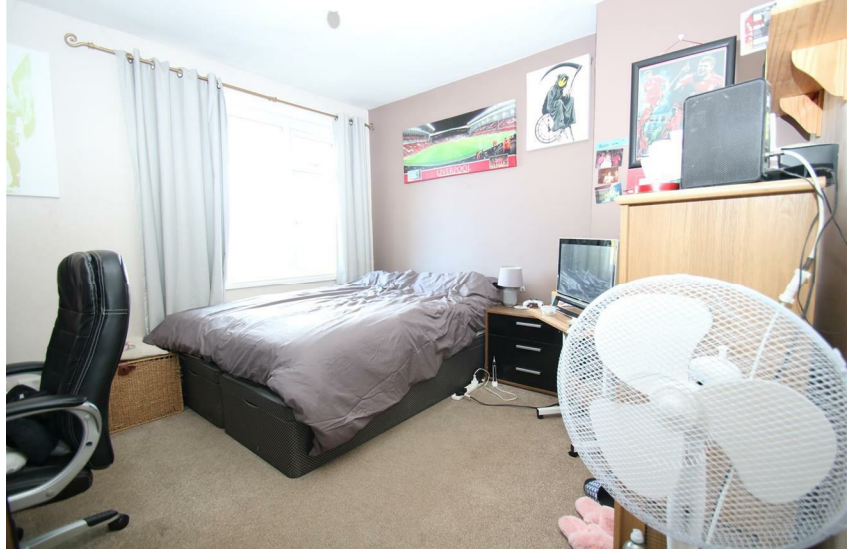
The front of the property is enclosed by a dwarf wooden fence and gate giving you access to path that leads to the front door and rear garden.

REAR GRADEN

The private enclosed rear garden wraps round the property and is split into several sections there is graveled area with planted borders, the remainder is laid to lawn with patio area, outside store and outside tap.

ADDITIONAL INFORMATION

COUNCIL TAX BAND - B







GROUND FLOOR
510 sq.ft. (47.4 sq.m.) approx.



1ST FLOOR
492 sq.ft. (45.7 sq.m.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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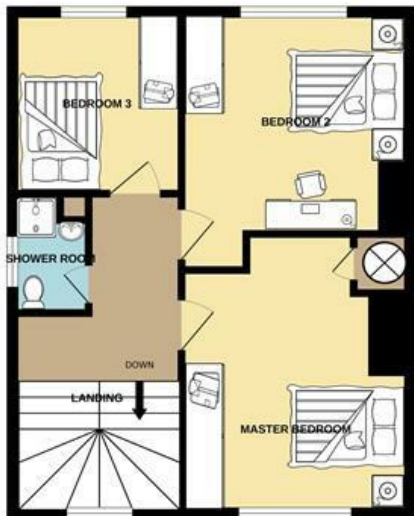
GROUND FLOOR



TOWN COUNTRY

1ST FLOOR

SALES & MORTGAGES & LETTINGS



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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