

TOWN & COUNTRY
ESTATES



Ashton Street, Trowbridge, Wiltshire BA14 7ER

Offers Over £210,000

LOCATION

Set on the edge of Trowbridge town centre, providing easy access to the park, shopping facilities, train station, health and education facilities. Trowbridge itself offers busy town centre shopping centres, cinema complex with restaurants and a train station with direct links to Bath, Bristol and beyond.

DESCRIPTION

NO ONWARD CHAIN - This recently improved three bedroom semi-detached homes boasts an ideal location within a small cul-de-sac, situated on the edge of Trowbridge's town centre. You enter the property through a wooden door into an entrance hall, there is a cloakroom toilet and access to the spacious lounge/dining room with stairs to the first floor. To the rear of the property is the kitchen and a door to the courtyard garden. On the first floor, there is double bedroom, two single bedrooms and a bathroom. Further benefits include gas central heating and two allocated parking spaces.

ENTRANCE HALL

A wooden front door leads into an entrance hall, which provides entry to both the cloakroom and lounge/dining room.

CLOAKROOM

The useful cloakroom toilet offers a close-coupled WC, a pedestal basin and ample space for hanging coats.

LOUNGE/DINER

Upon entering the generous lounge/diner from the entrance hall, you will notice a UPVC double glazed window to the front, a radiator, recently renewed flooring, as well as provisions for television and telephone connectivity. There is a door to the kitchen and a recently carpeted staircase leading to the first floor landing.

KITCHEN

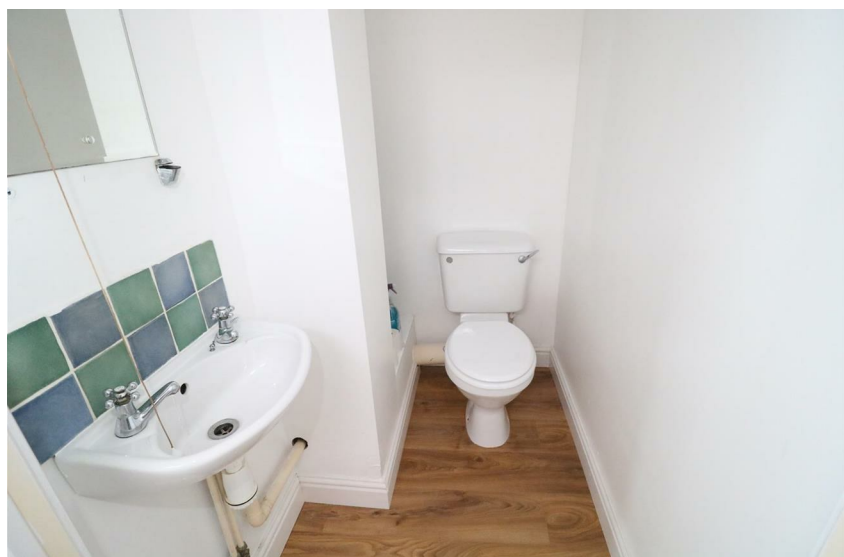
Replaced in late 2024, the kitchen has a range of wall and base units, complemented by extra countertop space along one side of the room. There is an integrated oven paired with gas hob and extractor over, an inset sink complete with a chrome mixer tap, space for a fridge freezer, space for a tumble dryer and plumbing for a washing machine. Access to the rear courtyard is facilitated through a brand UPVC double glazed door.

LANDING

The landing on the first floor offers access to all three bedrooms, the bathroom and the loft can be accessed via a brand new loft hatch.

BEDROOM ONE

The primary bedroom features two UPVC double glazed windows to the front, a radiator, recently replaced carpets and good size wardrobe space.



BEDROOM TWO

The second bedroom has a UPVC double glazed window to the rear, a radiator, recently replaced carpets and sufficient room for a wardrobe.

BEDROOM THREE

The third bedroom boasts a UPVC double glazed window to the rear, recently replaced carpet and a radiator.

EXTERIOR

FRONT

At the front of the property there is a small pebbled front garden with a step up to the front door, this is surrounded by a small wall and metal railings.

REAR COURTYARD

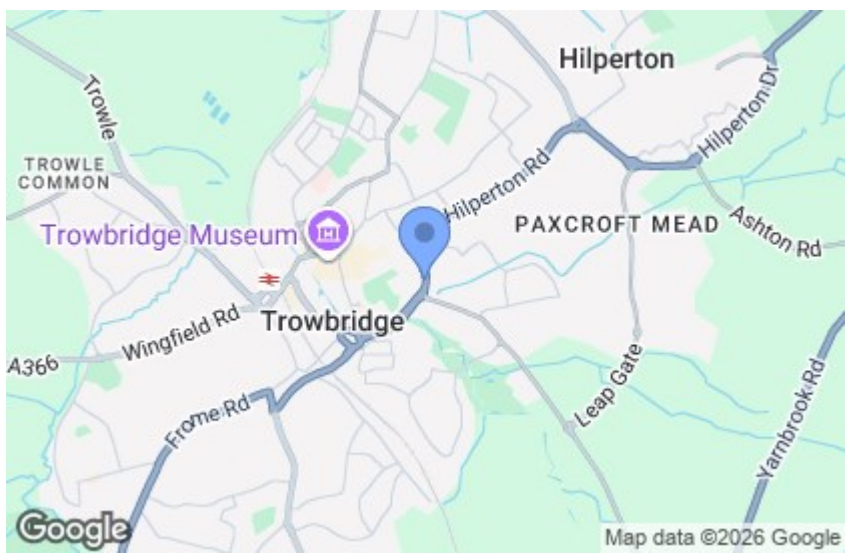
The rear enclosed courtyard garden features a combination of newly painted decking and patio areas, offering suitable room for outdoor seating. There is also a wooden storage unit which is surrounded by a recently installed high quality closeboard fencing.

PARKING

The home enjoys the advantage of having two allocated off-road parking spaces, situated directly behind the house.

ADDITIONAL INFORMATION

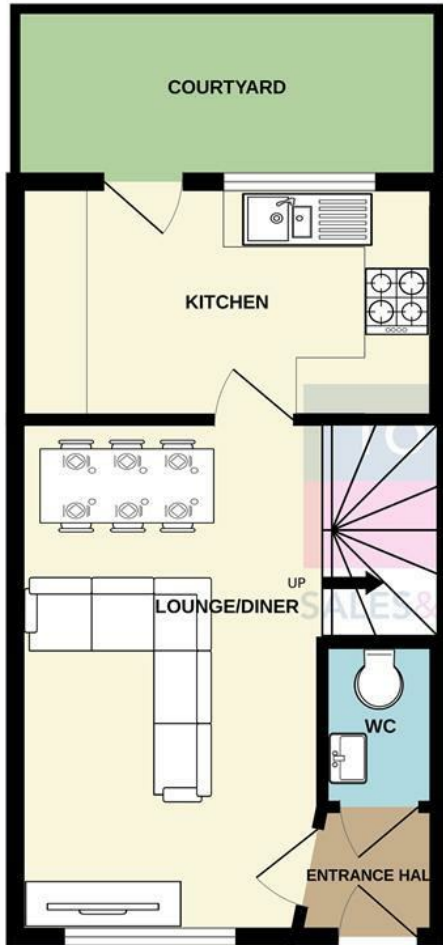
Council Tax band - C



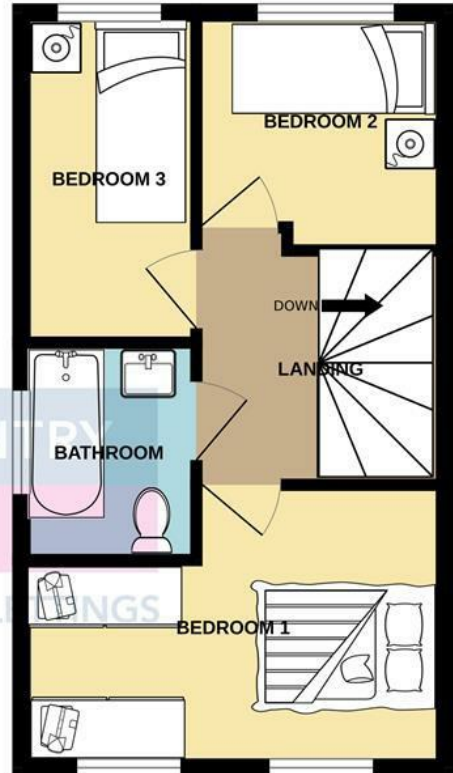




GROUND FLOOR
324 sq.ft. (30.1 sq.m.) approx.



1ST FLOOR
324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA : 648 sq.ft. (60.2 sq.m.) approx.

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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