

TOWN & COUNTRY

ESTATES



16 Coniston Road, Trowbridge, Wiltshire, BA14 8TD

£300,000

LOCATION

Located in a highly sought after area of Trowbridge. The property is situated within easy reach of Trowbridge town centre, train station, local shops and bus routes.

DESCRIPTION

This spacious two bedroom semi-detached bungalow, situated on a good size plot, just off of St Thomas Road, on the edge of Trowbridge town centre. The accommodation comprises an entrance hall, two double bedrooms, refitted family bathroom, refitted kitchen, conservatory and spacious living room. Additional benefits include driveway parking for several vehicles, garage and south facing garden with summer house

ENTRANCE HALL

You enter the property into the entrance hall via a UPVC door, where there is a radiator, access to the loft, telephone point, storage cupboard and doors to the kitchen, living room, two bedrooms and family bathroom.

BEDROOM ONE

12'4" x 10'5"

The spacious master bedroom has UPVC double glazed window to front aspect, radiator and Tv point

BEDROOM TWO

9'10" x 8'11"

Bedroom two has a UPVC double glazed window to side, radiator and tv point

FAMILY BATHROOM

The family bathroom has a UPVC obscure double glazed window to side aspect, paneled bath with mains shower overhead and glazed shower screen, vanity unit with inset wash basin with chrome mixer tap and W/C with dual flush, door to airing cupboard, wood effect flooring, radiator and tiled splash backs.

KITCHEN

12'4" x 8'0"

The recently refitted Leekes kitchen, has a large UPVC double glazed window, over looking mature rear gardens. There are matching base and wall units, with wood effect rolled top worksurfaces with a selection of Neff appliances, including inset gas hob with extractor overhead and integrated double oven, integrated Neff fridge freezer, microwave, dishwasher and washing machine. there is also an inset sink with chrome mixer tap, wood effect laminate flooring, acrylic splash backs, radiator and door leading to conservatory.

CONSERVATORY

9'8" x 10'8"

The conservatory has a UPVC double glazed windows to all aspects with door leading to garden. This versatile space is currently used as a dining space and has radiator, wood effect laminate flooring and opening to living room.



LIVING ROOM

17'5" x 11'0"

The spacious living room has a UPVC double glazed window to front, gas living flame fire, fireplace with tiled surround and wooden mantle, one radiator, tv point and hatch to kitchen.

EXTERIOR

FRONT

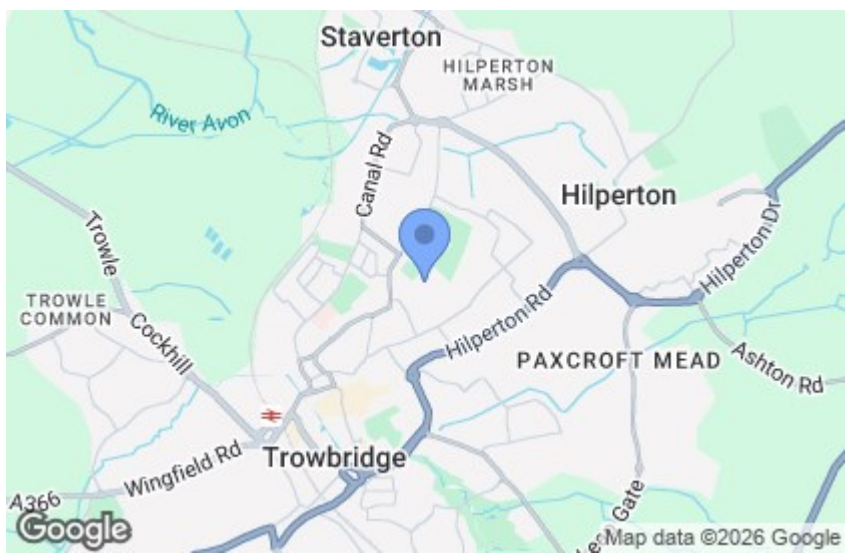
To the front of the property there is a brick paved driveway for up to three cars and additional graveled area to allow for more parking if needed, there is a pathway leading to front door, small astro-turfed area, access to garage and side access to rear garden.

REAR

Enclosed to all boundaries, the generous size, private and south facing rear garden has paved patio areas, good size lawn with resin stone path running through, planted borders with a section of plants and shrubs, summer house and pergola to provide shade from the sun, outside tap, external light, side door to the garage and gated access to the drive.

ADDITIONAL INFORMATION

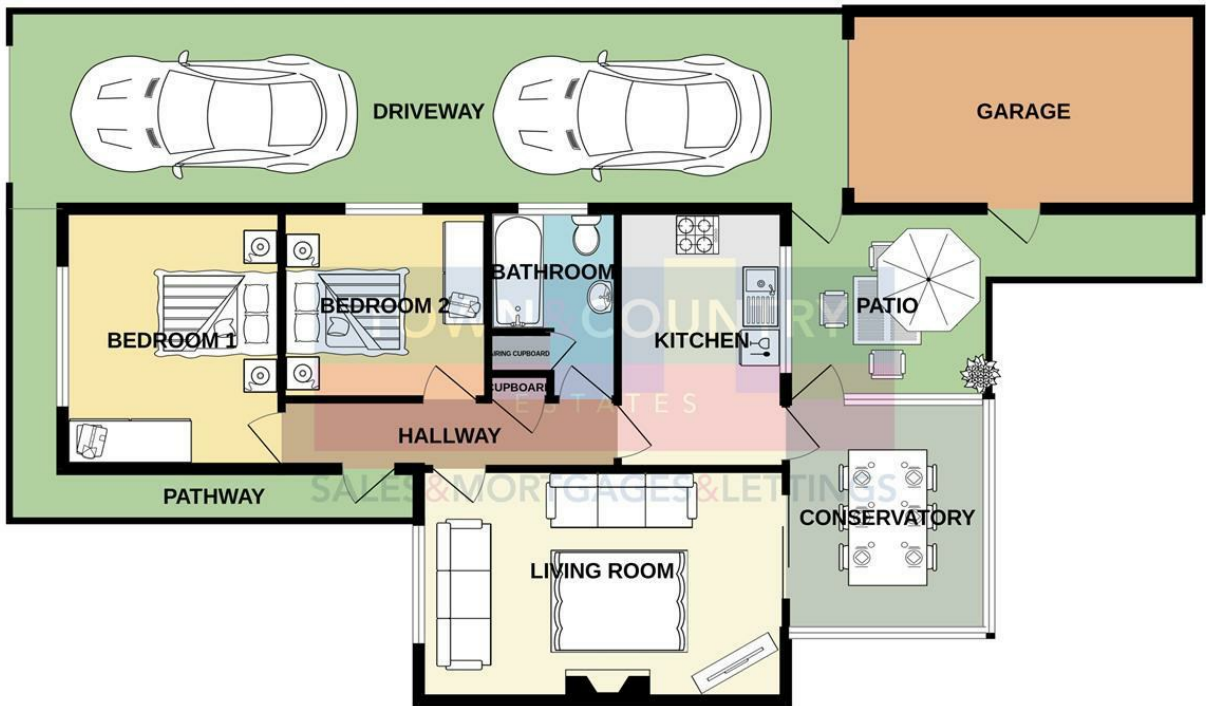
COUNCIL TAX BAND - C







GROUND FLOOR



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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GROUND FLOOR
880 sq.ft. (81.8 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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