

TOWN & COUNTRY
ESTATES



Marston Road, Trowbridge, Wiltshire BA14 0LU

£270,000

LOCATION

Located on a corner plot, this three bedroom semi detached property is situated on Marston Road in the desirable Silver Street lane area. Just a short walk to bus routes, local shops, Schools and the busy Spitfire Retail Park, which offers shopping and food outlets. Trowbridge itself offers shopping facilities, Library, Health Centre, cinema complex with restaurants and a train station, providing direct links to Bath, Bristol and beyond.

DESCRIPTION

NO ONWARD CHAIN Situated on a corner plot off of the popular Silver Street Lane development, this three bedroom semi detached home has a large garden with the potential to extend the property (subject to the usual permissions). The accommodation comprises an entrance porch, lounge, kitchen/breakfast room, three bedrooms and family bathroom. Further benefits include solar panels, double glazing, gas central heating and a driveway, providing parking for one car, this could easily be changed to accommodate more off road parking if required.

ENTRANCE HALL

You enter the property through a UPVC double glazed front door, there are doors to the WC, kitchen diner and living room along with two storage cupboards.

WC

The modern WC has a UPVC obscured glass double glazed window to the side, a low level wc and a pedestal wash basin, there is also space to hang coats.

LIVING ROOM

The spacious living room has a large UPVC double glazed window to the front, there are two radiators and a door to the stairs which lead to the first floor.

KITCHEN/BREAKFAST ROOM

The kitchen diner has a UPVC double glazed window overlooking the back garden, there are a range of matching wall and base units with laminate work surfaces, a stainless steel sink with mixer tap over an Indesit cooker with gas hob tiled splashback and extractor over, there is a pantry for storage which also houses the boiler which is roughly three years old.

FIRST FLOOR LANDING

The landing has a UPVC double glazed window to the side, there are doors providing access to all three bedrooms and the family bathroom, there is also a loft hatch providing access to the loft which is fully insulated.

BEDROOM ONE

The primary bedroom has a large UPVC double glazed window to the front.



BEDROOM TWO

There is a UPVC double glazed window to the rear and a radiator.

BEDROOM THREE

There is a UPVC double glazed window to the rear and a radiator.

FAMILY BATHROOM

The bathroom has a UPVC obscure glass double glazed window to the front. there is a low level wc, a wash basin with storage below and a corner shower cubicle with mains shower with rainfall shower head.

GARAGE

The garage benefits from light and power, has an up and over door to the front and a wooden door to the side providing separate access from the rear garden.

EXTERNAL

GARDENS

the property benefits from a wrap around garden, the front is laid to lawn with a path leading to the front door and a decorative feature in the middle, the front is enclosed by a dwarf wall.

To the side there is another lawn area with a tree in the middle enclosed by established bushes and shrubs, this leads around to the enclosed rear garden, which is laid to patio and decorative gravel, there is also access to the garage via a side door.

PARKING

There is a driveway in front of the garage providing off road parking for one car, more parking space could be easily made by removing some shrubbery.

SOLAR PANELS

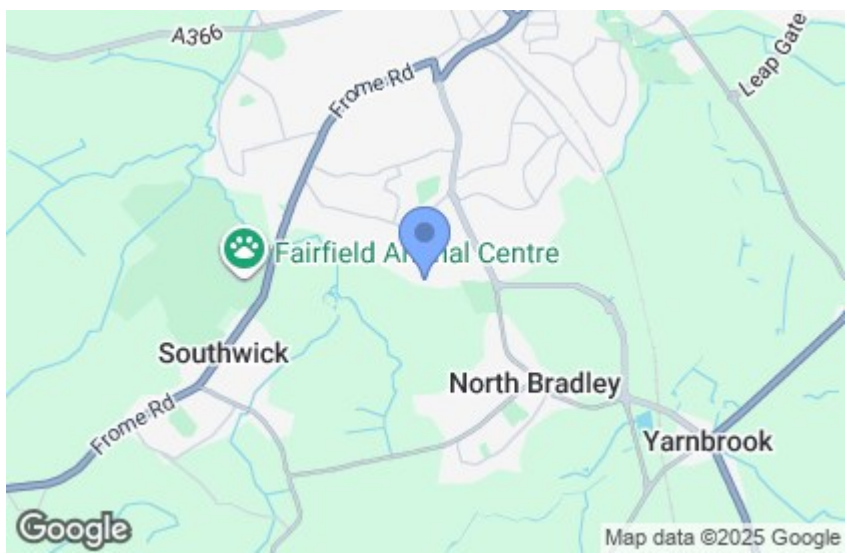
The solar panels were installed in 2015 on a 25 year lease, They are owned and fully maintained by "A Shade Greener" The remaining lease will be transferred to the new owners.

The solar panels provide heavily discounted energy during sunlight hours.

ADDITIONAL INFORMATION

EPC - B

COUNCIL TAX BAND - C

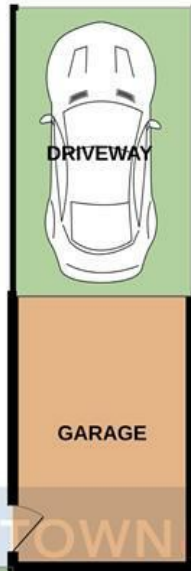






GROUND FLOOR
566 sq.ft. (52.6 sq.m.) approx.

1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



TOWN COUNTRY

ESTATES

SALES & MORTGAGES & LETTINGS

TOTAL FLOOR AREA : 991 sq.ft. (92.1 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.
Made with Metropix ©2024

