

TOWN & COUNTRY
ESTATES



Langford Road, Trowbridge, Wiltshire BA14 8NU

Guide Price £230,000

LOCATION

The property is located within walking distance of the Town Centre, local shops, Primary School, Hospital, Health Centre and bus routes. Trowbridge itself offers a busy Town with a shopping centre, cinema complex, restaurants and train station with direct links to Bath, Bristol and other locations.

DESCRIPTION

Located in a popular residential area of Trowbridge, this three bedroom end terrace home provides spacious living accommodation. On the ground floor you will find an entrance hall, kitchen/diner, utility and cloakroom. The first floor has three good size bedrooms and bathroom. Externally the property benefits from gardens to the front and rear with gated access.

ENTRANCE HALL

You enter the property through an obscure UPVC double glazed entrance door into the hall. There is a door which leads to the living room, stairs to the first floor and electric radiator.

LIVING ROOM

13'3" x 14'1"

The lounge has a UPVC double glazed window to the front, electric radiator, glass sliding door to kitchen/dining room, TV and telephone points.

KITCHEN/DINING ROOM

14'3" x 9'8"

The kitchen/diner benefits from a UPVC double glazed window to the rear aspect, matching wall and base units with rolled top work surfaces, tiled splash backs, stainless steel sink with double draining board, built in high level oven and grill, inset hob, plumbing for washing machine, vent for tumble drier, electric radiator and door leading to the rear hall.

REAR HALL

There is a door to the rear garden, cloakroom and utility room.

CLOAKROOM

There is an obscure UPVC double glazed window to the side, closed couple W.C, pedestal wash hand basin and tiled splash backs.

UTILITY

The useful utility room is currently being used for storage but has electric and space for a fridge freezer.

FIRST FLOOR LANDING

There is a large airing cupboard with storage shelves, doors leading to all bedrooms, family bathroom, radiator and access to loft.

BEDROOM ONE

15'6" x 9'10"

The spacious master bedroom has a UPVC double glazed window with far reaching views to front aspect.



BEDROOM TWO

12'7" x 9'10"

Bedroom two has a UPVC double glazed to the rear.

BEDROOM THREE

9'10" x 6'6"

Bedroom three has a UPVC double glazed window to front aspect

FAMILY BATHROOM

The family bathroom comprises an obscure UPVC double glazed window to the rear, panelled bath with shower over, close couple W.C, pedestal wash hand basin and tiled splash backs.

EXTERIOR

FRONT

To the front of the property there is a lawn with mature trees, shrubs and plants. A path leads to the front door with storm porch over and to a gate accessing the rear garden.

REAR GARDEN

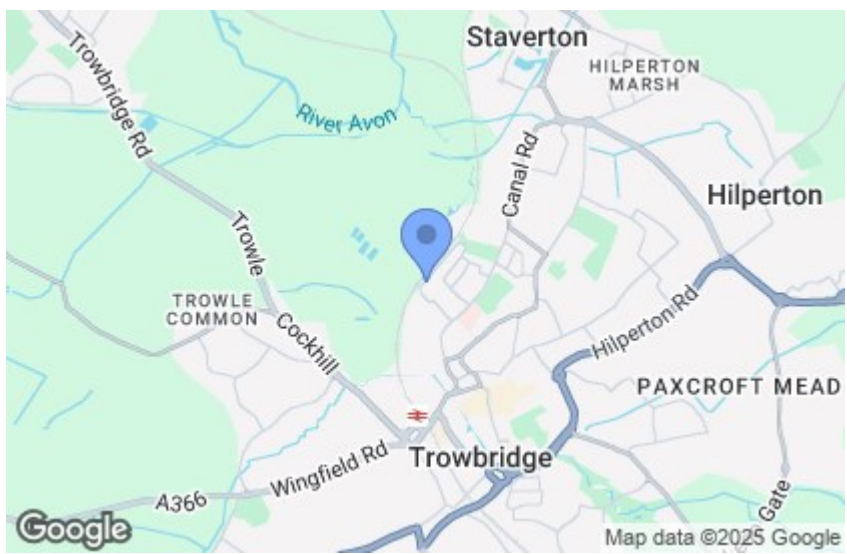
The well kept rear garden is enclosed to all boundaries with gated access to the front and rear and offers a patio area perfect for entertaining, an array of trees, shrubs and plants. A path leading through the lawn to a wooden pergola and shed.

ADDITIONAL INFORMATION

Council tax band - B

There is currently no gas coming into the property but it is possible to have it connected.

There is no allocated parking but ample on street parking available on Pearl Close located behind the property.

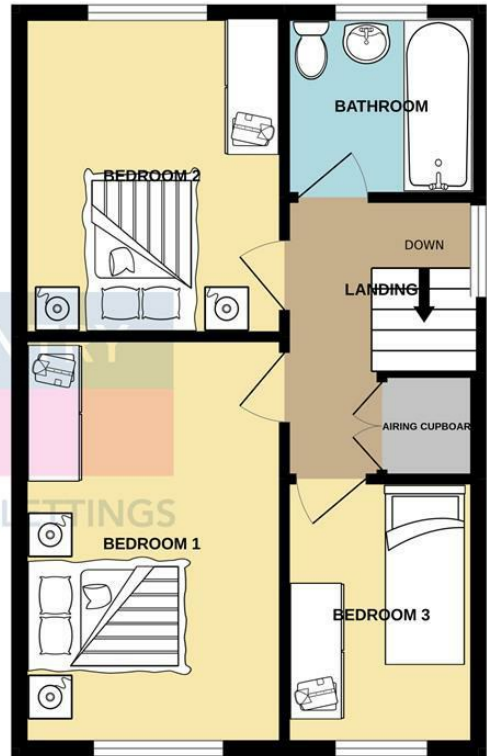
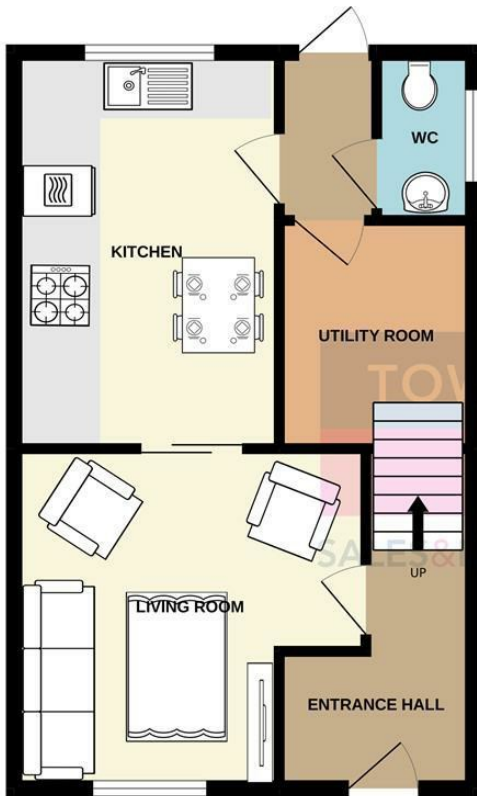






GROUND FLOOR

1ST 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
438 sq.ft. (40.7 sq.m.) approx.



1ST FLOOR
438 sq.ft. (40.7 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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