



45 Lamplighters Walk

Trowbridge BA14 0NF

A fantastic opportunity to purchase a good sized, modern, two-bedroom terrace house situated near to the town centre, St Stephens Place complex, supermarkets and railway station. This ideal FTB boasts entrance hall, cloakroom, fitted kitchen with integrated appliances, lounge/diner with patio doors onto enclosed south facing garden and bathroom. Benefits include UPVC double glazing, gas central heating system and off road parking. No onward chain - viewing is highly recommended.

Guide Price £220,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

Obscured double glazed panelled door to front. Stairs to first floor. Wood effect flooring. Radiator. Smoke Alarm. Panelled doors off and into:

Kitchen

9'12" x 5'8" (3.04 x 1.72)

UPVC double glazed window to the front. Selection of wall and base units with tiled splash-backs and rolled top work surfaces. Stainless steel one and a half bowl sink drainer unit with mixer tap. Integrated stainless steel double oven and four burner gas hob with extractor fan over. Plumbing for washing machine. Integrated fridge/freezer. Inset LED spotlights to ceiling. Wood effect flooring.

Lounge/Diner

13'9" x 12'6" (4.20 x 3.80)

UPVC double glazed patio doors and window to rear. Two radiators. Gas living flame fire with marble surround, hearth and wood mantle. Television & telephone points. Wood effect flooring. Coving to ceiling. Panelled door to understairs storage cupboard.

Cloakroom

Obscured UPVC double glazed window to the front. Radiator. Two piece suite comprising low level WC and pedestal wash hand basin with tiled surrounds. Wood effect flooring.

FIRST FLOOR

Landing

Balustrade. Wood effect flooring. Smoke alarm. Access to loft space. Panelled door into airing cupboard with Valliant combi boiler. Panelled doors off and into:

Bedroom One

13'5" x 12'6" max (4.10 x 3.80 max) UPVC double glazed window to the front. Radiator. Recess for double wardrobes. Wood effect flooring.

Bedroom Two

10'6" x 6'7" (3.20 x 2.00) UPVC double glazed window to the rear. Radiator. Wood effect flooring.

Bathroom

Obscured UPVC double glazed window to the rear. Radiator. White three piece suite with part tiled surrounds comprising dual flush WC, pedestal wash basin and panelled bath with shower mixer tap and mains mixer shower over. Wood effect flooring. Inset LED spotlights. Extractor fan.

EXTERNALLY

To The Front

Step up to front door with storm porch over and entrance light. Area to lawn and slate bed enclosed by decorative log edging. Electric and Gas meters. Tarmac driveway for one vehicle.

To The Rear

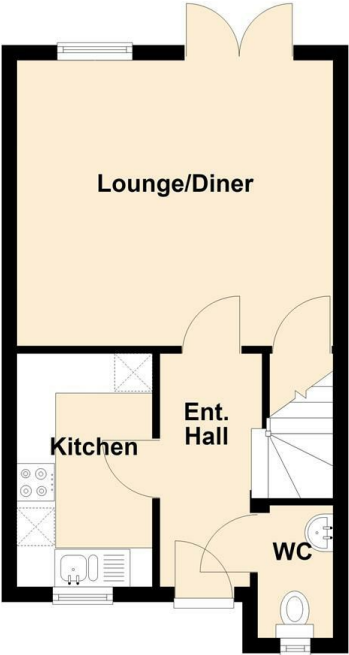
Enclosed low maintenance, landscaped gardens with private south facing aspect; comprising area laid to patio with gravel borders. Gated rear access. Fencing enclosing.



Tenure **Freehold**
Council Tax Band **B**
EPC Rating **C**

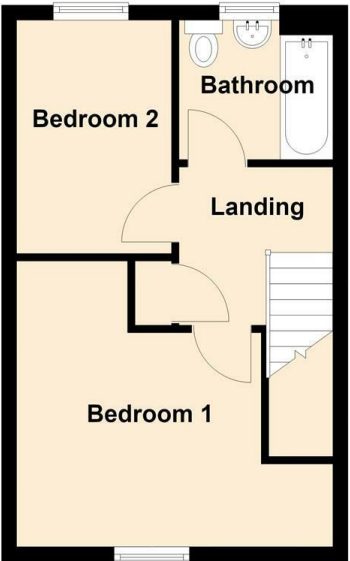
Ground Floor

Approx. 30.1 sq. metres (323.8 sq. feet)



First Floor

Approx. 29.4 sq. metres (316.4 sq. feet)



Total area: approx. 59.5 sq. metres (640.2 sq. feet)



KINGSTONS

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

