



135 Chantry Gardens

Southwick Trowbridge BA14 9QP

A fantastic opportunity to purchase a well presented three bedroom semi-detached house situated within the popular village of Southwick close to country park, fields, pub and primary school. Accommodation comprises entrance porch, living room, dining room, fitted kitchen and family shower room. Additional features include UPVC double glazing, gas central heating with Worcester combi boiler (2008) , enclosed low maintenance landscaped garden with private south-westerly aspect, garage and driveway providing off road parking. Offered for sale with no onward chain - Viewing is highly recommended.

Guide Price £275,000





ACCOMMODATION

All measurements are approximate

Entrance Porch

UPVC double glazed door to the side.
UPVC double glazed window to the front.
Georgian style obscured glazed door into:

Living Room

17'5" x 13'11" max (5.32 x 4.25 max)
UPVC double glazed windows to front and side. Two radiators. Stairs to first floor with cupboard under. Feature stone fireplace with living flame coal effect gas fire inset. Coving and ceiling rose. Opening to the:

Dining Room

9'2" x 9'1" (2.80 x 2.76)
UPVC double glazed French doors to the rear. Radiator. Coving and ceiling rose. Door to the:



Kitchen

9'2" x 7'10" (2.80 x 2.40)
UPVC double glazed window to the rear. Range of wall and base units with tiled splash-backs and rolled top work surfaces. One and a half bowl stainless steel sink with single drainer. Plumbing for washing machine. Space for separate fridge and freezer. Gas cooker point. Wall mounted Worcester combination boiler supplying central heating and hot water fitted 2008. High-level cupboard housing fuse board. Vinyl flooring.

FIRST FLOOR

Landing

Access to loft. doors to all first floor accommodation and into large linen cupboard.

Bedroom One

12'5" x 9'8" (3.79 x 2.94)
UPVC double glazed window to the front. Radiator.

Bedroom Two

11' x 10'4" (3.36 x 3.16)
UPVC double glazed window to the rear. Radiator.

Bedroom Three

8'12" x 7'6" (2.74 x 2.29)
UPVC double glazed window to the front. Radiator.

Family Shower Room

Obscured UPVC double glazed window to the rear. Chrome towel radiator. Three piece white suite with fully tiled surrounds comprising shower cubicle with thermostatic shower over and doors enclosing, pedestal wash hand basin and dual flush w/c. Mirrored cabinet. Tiled flooring.

EXTERNALLY

To The Front

Entrance light. Border with trees and shrubs. Extensive block paved driveway with parking for 4-5 vehicles. UPVC door providing pedestrian access to the rear.

To The Rear

Enclosed low maintenance, landscaped garden with private south-westerly aspect; laid between block paved areas and planted beds and borders with mature trees, plants and shrubs. Outside tap. Electrically operated sun awning. Enclosed by fencing and walling.

Garage

17'5" x 8'4" (5.30 x 2.54)
Up and over door to the front. Power and lighting. UPVC double glazed door to the side. UPVC double glazed window to the rear.



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



Total area: approx. 91.3 sq. metres (982.7 sq. feet)



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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.

