





12 Lockeridge Close

Trowbridge BA14 0UT

An ideal first time/investment purchase! A well presented two bedroom end of terrace house situated within a small cul-de-sac off the well regarded Wiltshire Drive. The neutrally decorated interior features living room, shaker style kitchen/dining room, family bathroom, two well proportioned bedrooms, UPVC double glazing and gas central heating system. External features include gravel driveway providing parking for two vehicles, additional allocated parking space and good sized enclosed low maintenance gardens with patio. Viewing is highly recommended.

Guide Price £220,000









ACCOMMODATION

All measurements are approximate

Living Room

14'1" x 12'1" (4.29m x 3.68m)
UPVC double glazed window and door to the front. Radiator. Stairs to the first floor with cupboard under. Wood effect flooring, coving and ceiling rose. Television and telephone points. Doorway to the:

Kitchen/Diner

14'1" x 8'7" (4.29m x 2.62m)
UPVC double glazed window and door to the rear. Range of shaker style wall, base and drawer units with metro tiled surrounds and wood effect square edge work surfaces. Stainless steel single sink drainer unit with mixer tap. Built-in electric oven and four-ring gas hob with glass splash-back and extractor hood over. Integrated dishwasher and washing machine. Space for fridge/freezer and table. Wall mounted combi boiler. Wood effect flooring and coving.

FIRST FLOOR

Landing
Smoke alarm. Access to loft space. Coving. Oak veneer doors off and into:

Bedroom One
11'4" x 10'9" max (3.45m x 3.28m max)
Two UPVC double glazed windows to the front. Radiator. Open faced wardrobe with hanging rail and shelving. Television point. Coving.

Bedroom Two
8'9" x 7'1" (2.67m x 2.16m)
UPVC double glazed window to the rear. Radiator. Coving.

Bathroom
Obscured UPVC double glazed window to the rear. Chrome towel radiator. Three piece white suite with tiled surrounds comprising panelled bath with shower over and bi-fold screen enclosing, pedestal wash hand basin and w/c. Tiled effect vinyl flooring. Extractor fan.

EXTERNALLY

To The Front
Storm porch over front door. Gated side pedestrian access to the rear. Gravel driveway providing off road parking for two vehicles. Additional allocated parking space located in an adjacent walled car park.

To The Rear
Good sized enclosed garden comprising patio area to the immediate rear, area laid to lawn, and additional patio area. Garden shed. Enclosed by fencing with gated side pedestrian access.

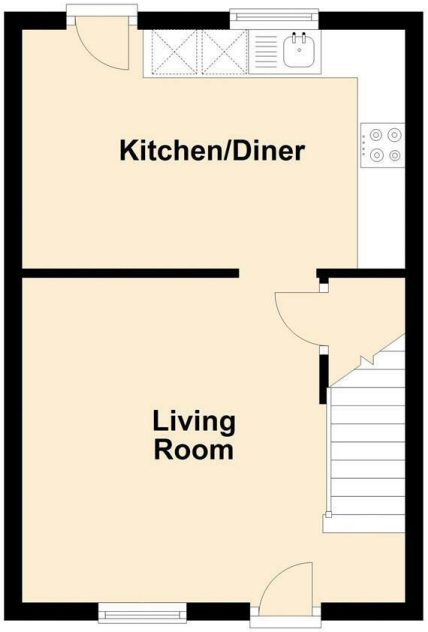




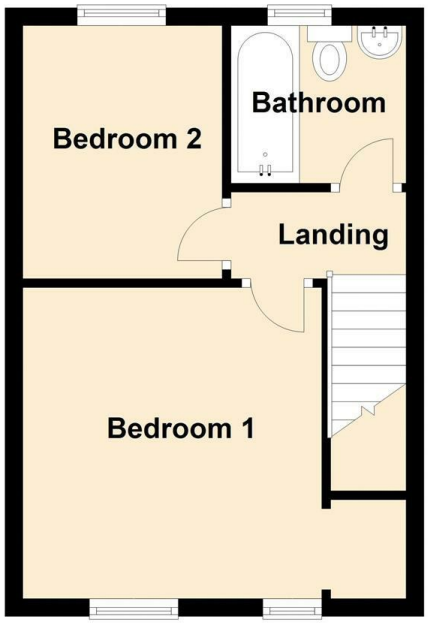


Tenure **Freehold**
Council Tax Band **B**
EPC Rating

Ground Floor
Approx. 27.7 sq. metres (298.6 sq. feet)

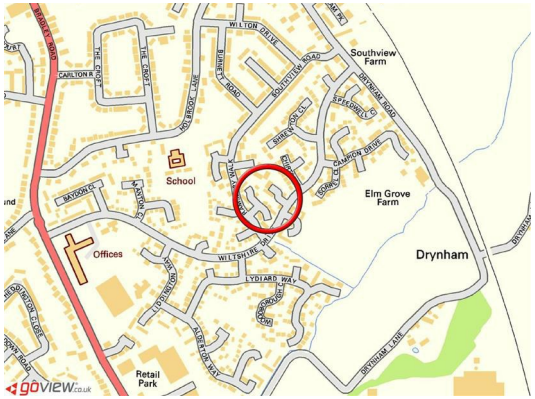


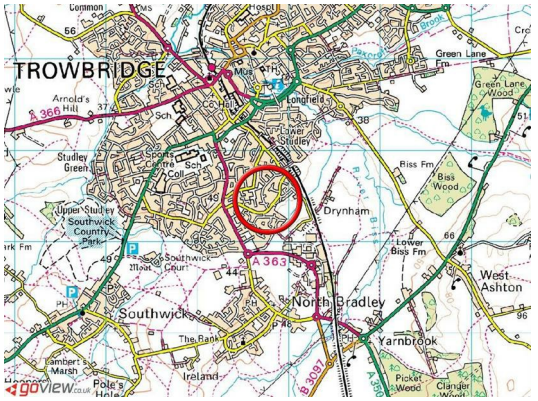
First Floor
Approx. 27.7 sq. metres (298.6 sq. feet)



Total area: approx. 55.5 sq. metres (597.3 sq. feet)







KINGSTONS
Trowbridge Office
5C-5D Fore Street, Wiltshire,
BA14 8HD

Contact
01225 777720
sales@kingstonstrowbridge.co.uk
kingstonstrowbridge.co.uk

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.