



69 Furlong Gardens,
Trowbridge, Wiltshire, BA14 7HB


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ESTATE AGENTS

A fantastic opportunity to purchase a three bedroom detached bungalow situated on the edge of the town centre close to shops, doctors and cinema/restaurant complex. The deceptively spacious interior boasts entrance hall, kitchen/breakfast room, good sized living room with patio doors onto enclosed gardens with private aspect, refitted bathroom with mains shower and upgraded Worcester Bosch Boiler. Additional features include UPVC double glazing, gas central heating, off road parking, attached garage and no onward chain. Viewing is highly recommended!

Guide Price £239,950



All measurements are approximate.

ACCOMMODATION

Entrance Hall

UPVC double glazed door and UPVC double glazed window to the front. Radiator. Telephone point. Access to insulated loft space. Doors off and into: storage cupboard.

Kitchen/Breakfast Room 9' 1" x 8' 6" (2.77m x 2.59m)

UPVC double glazed window and door to the side. Radiator. Wall and base mounted units with rolled top work surfaces and splash-backs. Single sink, double drainer unit. Gas cooker point. Plumbing for washing machine. Space for fridge/freezer. Vinyl flooring.

Lounge/Diner 16' 0" x 12' 0" (4.87m x 3.65m)

UPVC double glazed sliding patio doors to the rear garden. Radiator. Decorative fireplace. Television and telephone points. Door to the:

Bedroom Two 12' 0" x 10' 0" (3.65m x 3.05m)

UPVC double glazed window to the rear. Radiator. Built-in bedroom furniture.

Bedroom One 12' 0" x 10' 0" (3.65m x 3.05m)

UPVC double glazed window to the front. Radiator. Coving. Currently used as a dining room.

Bedroom Three 10' 0" x 8' 5" (3.05m x 2.56m)

UPVC double glazed window to the side. Radiator.

Refitted Bathroom

Obscured UPVC double glazed window to the side. Radiator. Three piece white suite with part tiled surrounds comprising: panelled bath with shower over, wash hand basin with cupboard under and enclosed w/c. Extractor fan. Tiled effect vinyl flooring. Cupboard housing refitted Worcester combi boiler.

EXTERNALLY

To The Front

Car port and driveway providing off road parking. Path to the front door with storm porch over. Well maintained gardens with area laid to lawn and a variety of plants and shrubs. Security light. Side path leading to the rear.

To The Rear

Enclosed private hard landscaped, terraced garden comprising: patio area to the immediate rear with steps up to additional patio area with rockery, raised beds and a variety of plants and shrubs. Garden shed. Light. Enclosed by fencing and walling.

Garage

Up and over door to the front. Power and lighting. Window and door to the rear.

COUNCIL TAX BAND: C

SERVICES: All mains services are connected.

Directions: From our office in Fore Street, proceed into Wickerhill and continue into Stallard Street. Take the next turning left into Bythesea Road. Continue along over the next two roundabouts. At the next traffic lights proceed straight over. Continue along County way and at the next roundabout proceed straight over. When reaching the next roundabout take the fourth exit into Eastbourne Gardens. Take the first left into Furlong Gardens, follow the road around to the right and the property can be found on the left hand side.



Ground Floor
Approx. 77.8 sq. metres (837.2 sq. feet)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
87	69

EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not environmentally friendly - higher CO ₂ emissions	
85	66

EU Directive 2002/91/EC

Viewing Arrangements

Please call **01225 777720** to make an appointment. We are open from Mon-Fri 9am to 6pm and Sat 9.30am to 4pm

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The Property Misdescriptions Act 1991: Kingstons The Estate Agent has not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the seller. Kingstons The Estate Agent has not had sight of the title documents. A buyer is advised to obtain verification from the Solicitor.