



**15 Delamere Road,
Trowbridge, Wiltshire BA14 8ST**



£285,000

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Greatly Updated - Sought After Area - New Gas C.H. - Rewired - New Kitchen - New Bathroom - Neutral Colour Scheme - Blinds included throughout - Driveway Parking - Garage/Workshop - Easy Walk To Town - On Bus Route - Gardens - Not Overlooked.

Entrance Hall

With double glazed front entrance door, radiator, laminated flooring, roof access with ladder and part boarded. Coving and built in cupboard.

Living Room

15 x 11'1 (4.57m x 3.38m)

With double glazed window to the front elevation, radiator, power points, T.V. aerial point, coving and electric fire with surround. Laminated flooring.

Kitchen

12'11 x 9'1 (3.94m x 2.77m)

Refitted with a range of modern units comprising single drainer stainless steel sink unit fitted to working surface with cupboard and space for washing machine under. Four ring stainless steel gas hob fitted to working surface with built in electric oven, drawers, cupboards and space for fridge under. Stainless steel extractor hood, wall cupboards and further working surface with cupboards under. Vinyl flooring, power points, radiator, double glazed window and door to the rear elevation.

Conservatory

8'3 x 7'7 (2.51m x 2.31m)

Having tiled flooring. Double glazed windows and doors to the rear and side elevations.



Bedroom One

11'11 x 9'11 (3.63m x 3.02m)

With double glazed windows to the side and rear elevations. Power points, coving and radiator.



Bedroom Two

11'1 x 9'0 (3.38m x 2.74m)

With double glazed window to the front elevation. Radiator, coving and power points.

Bedroom Three

7'11 x 7'2 (2.41m x 2.18m)

Having double glazed windows to the front and side elevations. Radiator, power points, laminated flooring and built in cupboard.

Garage/Workshop

With up and over door. Side door to the garden. There is no power to the garage.



Bathroom

9'11 x 4'11 (3.02m x 1.50m)

Having new white suite of bath with shower over, pedestal wash hand basin and close coupled W.C. Airing cupboard

housing the new combi gas boiler. Radiator and double glazed window to the rear elevation. Vinyl flooring.



Ref delamereroadDH20210321

Viewing Arrangements

By appointment with DK Residential 01225 759123
dkresidential@btconnect.com Opening Hours - Monday to
Friday 9am to 6pm Saturday 9am to 4pm

Parking

A drive provides front access and parking for several cars leading to the garage.

Gardens

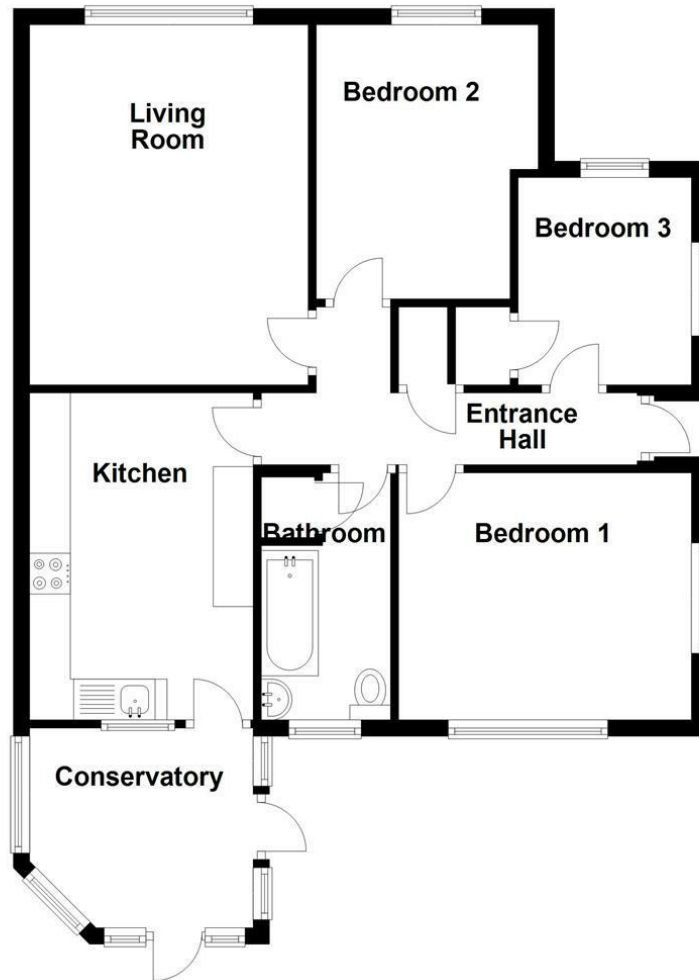
At the front there is an area of garden with gravelled area and shrubs. Gated access leads to the enclosed rear garden which is private and attractively arranged having lawns and various plants.

Council Tax Band (D)

Stamp Duty Levy



Ground Floor



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
85	85	83	83
<small>For energy efficient homes, higher CO₂ ratings are better.</small>		<small>For energy efficient homes, higher CO₂ ratings are better.</small>	
England & Wales		England & Wales	

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