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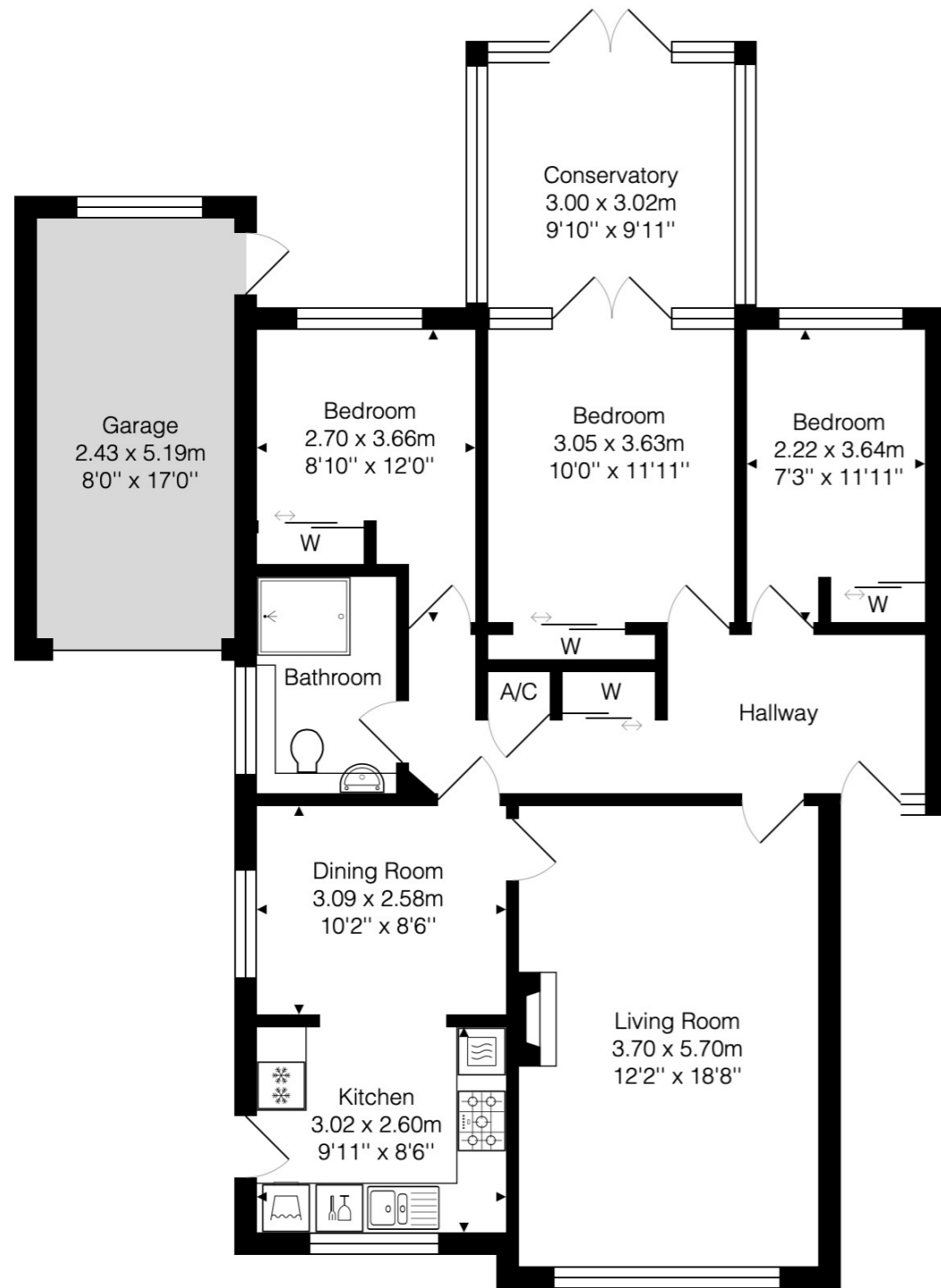
Residential Sales



Albert Road, Trowbridge



Floor Plan



Ground Floor

Total Area: 96.7 m² ... 1041 ft² (excluding garage)

13 Albert Road
Trowbridge
BA14 7LP

A welcoming and private, 3 bedroom, detached bungalow, enjoying flexible, light and airy accommodation, ample parking, garage and delightful garden.

Tenure: Freehold

Offers in Excess of
£420,000

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser. Area includes internal and external wall thickness
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Situation

Trowbridge is the County town of Wiltshire and thus provides a full range of amenities including various supermarkets and retail outlets, swimming pool and sports centres, library, doctors and dental surgeries, cinema complex with various bars and restaurants and a mainline railway station providing direct access to the cities of Bath, Bristol and London Waterloo. There are also numerous primary schools and three secondary schools.

The World Heritage City of Bath is approximately 12 miles distant and provides a full range of amenities with excellent shopping facilities, The Theatre Royal, Thermae Bath, cinema, numerous restaurants, many schools and a mainline railway station providing direct access to London Paddington.

The M4 motorway is also within easy access with junctions 17 and 18 both approximately 17 miles away.

Description

13 Albert Road, 'Miantega' is a spacious, detached bungalow set on a generous plot enjoying front and rear gardens, ample parking and garaging.

The property boasts a light and airy feel throughout with 2 double bedrooms, a further single bedroom, well appointed kitchen/diner with integrated appliances, spacious living room and shower room. In addition, the principle bedroom leads into a bright and sunny conservatory overlooking the delightful rear garden.

Externally the property features security CCTV and front and rear gardens with mature trees, shrubs and planting.

Accommodation

Ground Floor

Entrance Hall

Accessed via obscure glazed UPVc front door, with doors leading to bedrooms 1, 2 and 3, living room, kitchen/diner and bathroom, double storage cupboard, single storage cupboard housing gas fired Worcester Combi boiler providing domestic hot water and central heating, single panelled radiator, access to loft space, smoke detector.

Kitchen/Diner

With a range of floor and wall mounted soft close units having granite work surfaces incorporating 1½ bowl ceramic sink with mixer tap and scored drainer, built-in eye level Neff double oven, gas hob, integrated Electrolux dishwasher, integrated AEG washing machine, integrated Beko fridge/freezer, pull-out larder unit, pull-out corner unit, obscure glazed side door to driveway, front aspect window, side aspect windows, LED downlighting, engineered oak flooring, glazed door to living room, 2 double panelled radiators, dado rail, Co2 detector.

Living room

With front aspect window, 2 double panelled radiators, fireplace with inset gas fire, dado rail, coving, 2 ceiling roses with chandelier style light fittings.

Bedroom 1

With built-in triple wardrobe, French doors to conservatory having windows to either side, single panelled radiator.

Bedroom 2

With rear aspect window, single panelled radiator, built-in double wardrobe.

Bedroom 3

With rear aspect window, single panelled radiator, built-in double wardrobe and CCTV system.

Conservatory

With French doors to garden, 2 single panelled radiators.

Shower Room

With large shower having glazed doors and Aquilesa showerhead, concealed cistern WC, vanity unit with inset wash hand basin, range of built-in floor and wall mounted units, vanity lighting, heated towel rail, side aspect obscure glazed window, fully tiled walls, laminate flooring, LED downlighting.

Externally

Garden, garage and parking

To the front of the property there is an area of garden which is predominantly laid to gravel with mature trees, shrubs and planting. A pathway leads to the front door.

A recently laid brick block driveway provides ample parking and leads to wrought iron gates opening to a further parking space and the single garage with "up and over" door, range of built-in units, power and personal door to the garden.

To the rear of the property is a delightful paved terrace with wrought iron railings and gate to the level lawned garden with mature shrub borders. A paved path leads through to an arbour with climbing plants and trellis work creating a further "secret" garden area which is paved and gravelled, ideal for sitting and enjoying the sun. In addition, there is a garden shed, pear and apple trees.

General Information

Services: We are advised that all mains services are connected.

Heating: Gas fired central heating

Local Authority: Wiltshire Council

Council Tax Band: Band E – £2,824.81

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