

**1 Cloford Close,  
Trowbridge, Wiltshire BA14 9DH**



**£269,950**



# 1 Cloford Close, Trowbridge, Wiltshire BA14 9DH

NO CHAIN! - Potential To Extend Both Sides - Offering Lots Of Potential - Favoured Broadmead - Bradford Side Of The Town - Gas C.H. - Double Glazing - Very Private Area Of Garden - Two Reception Rooms - Three Bedrooms - Garage - Driveway Parking

## Description

A well presented three bedroom detached family home, located on the sought after Bradford on Avon side of town. The property is within walking distance of both primary and secondary schools and a local shop. It is also well situated for the Kennett & Avon Canal, railway station and close to local bus links.

## Entrance hall

With front entrance door, double glazed window to the side elevation, radiator, power point, smoke alarm and stairs lead to the first floor having built in cupboard under. Double doors lead through to....

## Living Room

16'7 into bay x 14'5 (5.05m into bay x 4.39m)

Having double glazed bay window to the front elevation, radiator, power points, coving, power points and gas room fire with surround.



## Separate Dining Room

9'4 x 8'10 (2.84m x 2.69m)

With double glazed window to the rear elevation, radiator, power points and serving hatch from the kitchen.

## Kitchen

10'9 x 8'6 (3.28m x 2.59m)

With single drainer stainless steel one and a half sink unit fitted to working surface with cupboard and plumbing under for washing machine. Four ring electric hob fitted to working surface with built in electric oven and cupboards under. Extractor hood, wall cupboards, further cupboards and drawers under working surface. Space for fridge/freezer, power points, vinyl flooring, double glazed window and door to the rear elevation.



## First Floor Landing

With double glazed circular window to the side elevation, roof access, power point and airing cupboard housing the gas boiler.

## Bedroom One

12'5 x 11'9 (3.78m x 3.58m)

Having double glazed window to the front elevation, radiator and power points.



## Bedroom Two

11'4 x 10'8 (3.45m x 3.25m)

Having double glazed window to the rear elevation, radiator and power points.



## Bedroom Three

8'0 x 7'7 (2.44m x 2.31m)

Having double glazed window to the front elevation, radiator and power points.



**Bathroom**

5'6 x 5'5 (1.68m x 1.65m)

Having suite of bath with shower over and pedestal wash hand basin. Radiator and double glazed window to the rear elevation.



**Separate W.C.**

5'5 x 2'6 (1.65m x 0.76m)

With close coupled W.C. and double glazed window to the rear elevation.

**Garage**

18'7 x 11'6 (5.66m x 3.51m)

Having electric up and over door. Doors to the front and rear. Power points, light and double glazed window to the rear elevation.

**Gardens**

There are gardens to the front, both sides of the property and an area to the rear. There is gated rear access. It is worth mentioning that there is a very private and secluded area of garden.



**Council Tax Band ( D )**

**Stamp Duty Payable**

Based on a purchased price of £269,950

Home mover £3,497.00

Second home/Investment £11,596.00

First time buyer £0.00

Ref clofordcloseDH080519

**Viewing Arrangements**

By appointment with DK Residential 01225 759123

dkresidential@btconnect.com

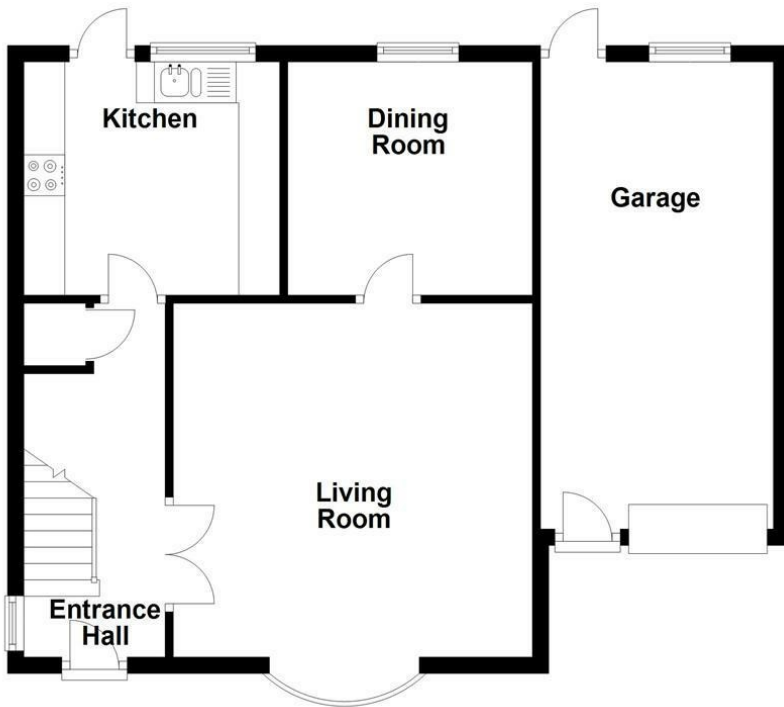
Opening Hours - Monday to Friday 9am to 6pm

Saturday 9am to 4pm

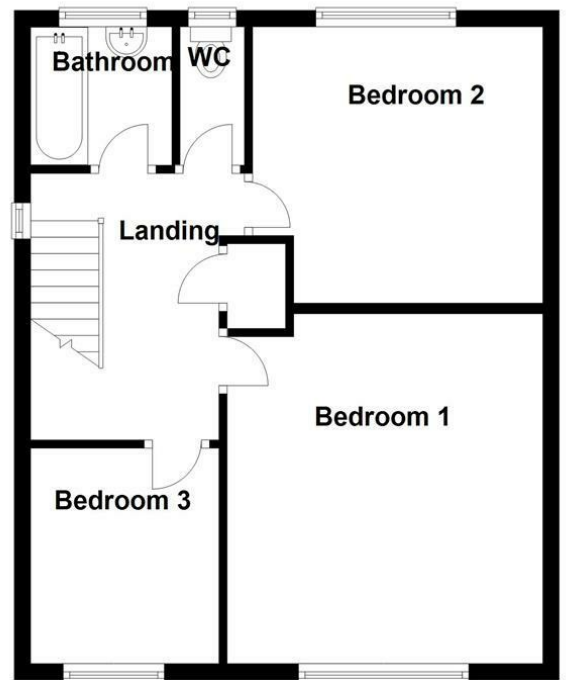




## Ground Floor



## First Floor



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
England & Wales		England & Wales	

Tudor House, 9 Church Street, Trowbridge, Wiltshire, BA14 8DW

Tel: 01225 759123

Email: [dkresidential@btconnect.com](mailto:dkresidential@btconnect.com)

[www.dkresidential.co.uk](http://www.dkresidential.co.uk)