



**15 Clarendon Avenue,
Trowbridge, Wiltshire BA14 7BW**



Asking Price £280,000

15 Clarendon Avenue, Trowbridge, Wiltshire BA14 7BW

PUBLIC NOTICE - 15 Clarendon Avenue, Trowbridge, BA14 7BW - We have received an offer of £272,000. Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place.

Description

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Storm Porch

With door, archway.

Hall

5'11 x 11'1 (1.80m x 3.38m)

Stars to first floor. Oak flooring.

Lounge

21'8 x 11'7 (6.60m x 3.53m)

Door to rear, fireplace, wall lights, radiator,



Dining Room

11'6 x 13'4 (3.51m x 4.06m)

Bay window to front, radiator



Kitchen

18'1 x 7'4 min 12'7 max (5.51m x 2.24m min 3.84m max)

Recently re-fitted with a range of high gloss wall and base units. worktops, integrated dishwasher, radiator, sink.

Utility Room

9'7 x 3'11 (2.92m x 1.19m)

Window to side, radiator, plumbing.

Landing

7'8 x 6'3 (2.34m x 1.91m)

Window to side, Oak flooring.



Bedroom One

10'10 x 10'9 (3.30m x 3.28m)

Window to front, fireplace.



Bedroom Two

9'6 x 11'8 max (2.90m x 3.56m max)

Window to rear, radiator.

Bedroom Three

7'8 x 8'4 (2.34m x 2.54m)

Window to front, radiator.

Bathroom

5'7 x 7'5 (1.70m x 2.26m)

Window to rear, re-fitted with double shower enclosure, basin, wc, vanity unit.



Stamp Duty Levy

Based on a purchase price of £300000

FTB = £0

Standard Purchase = £5000

Second Home = £14000

Viewing Arrangements

By appointment with DK Residential 01225 759123
dkresidential@btconnect.com

Front

A drive provides parking with a side path leading to the rear.

Rear

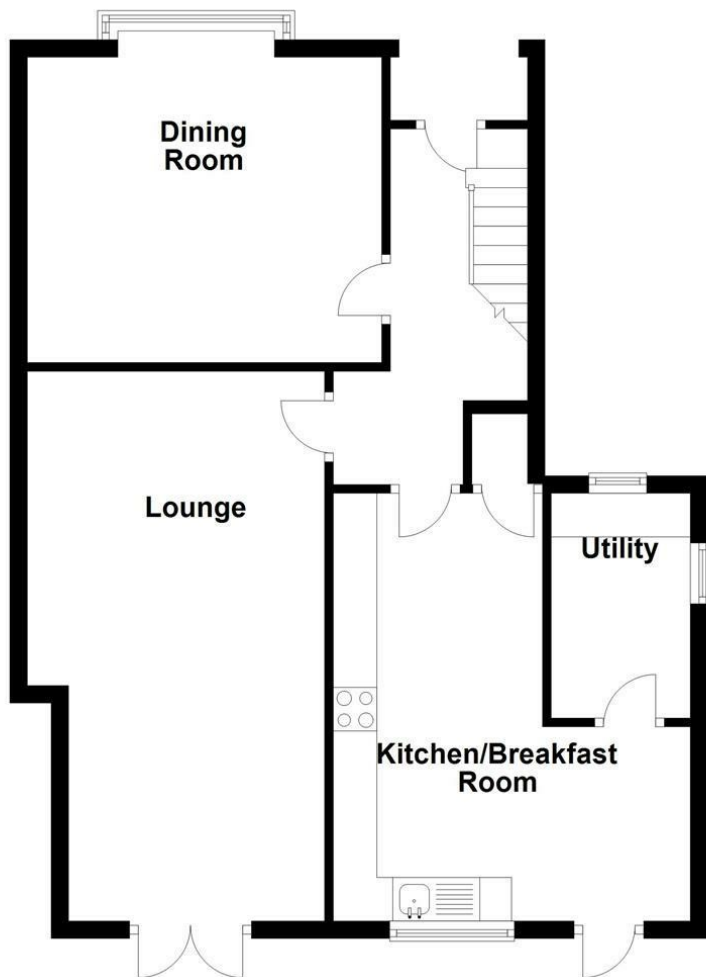
A substantial garden in excess of 140 ft incorporating decking and mainly uncultivated areas and being enclosed with walling. Gates provide vehicular access.

Opening Hours - Monday to Friday 9am to 6pm

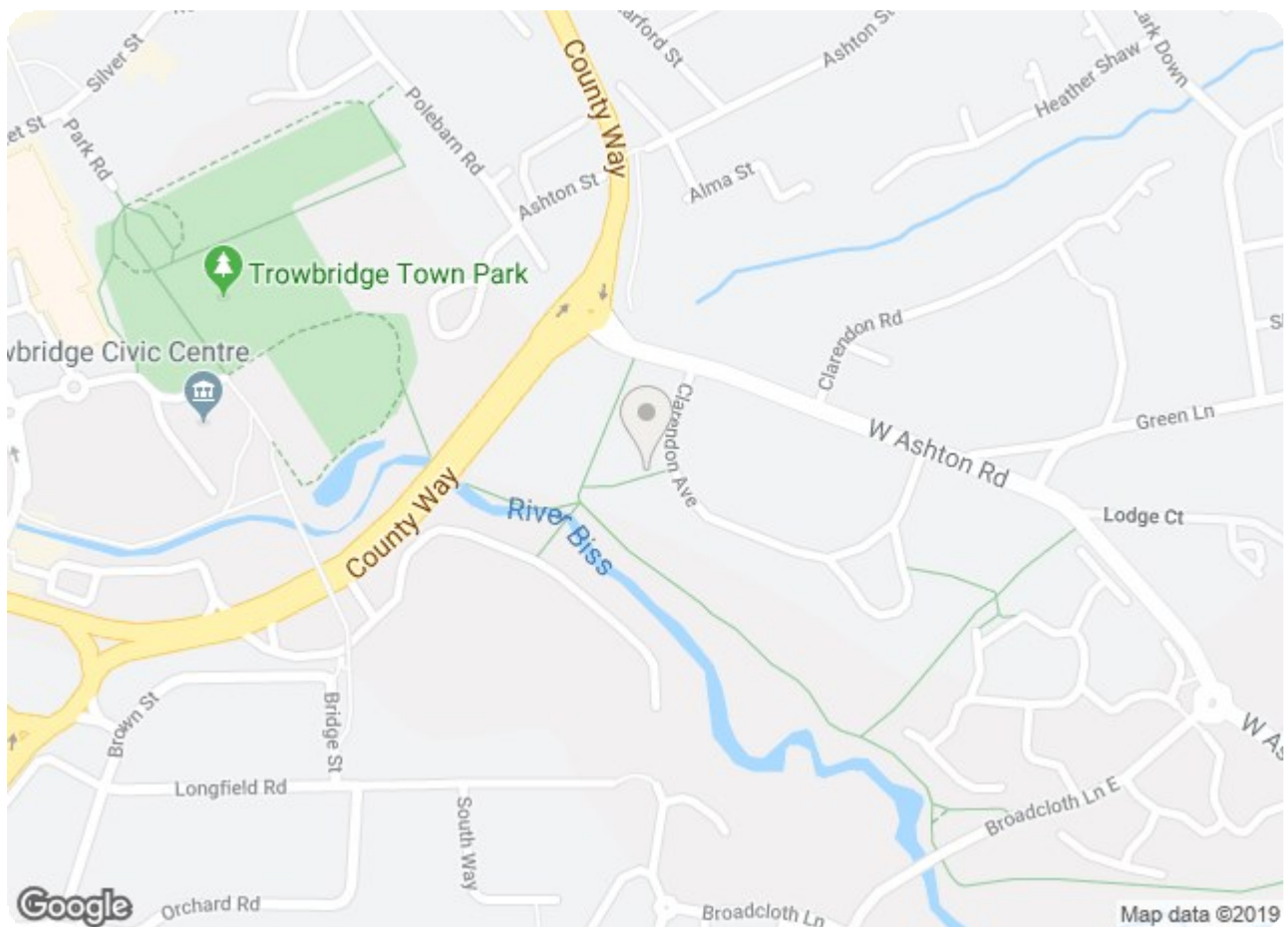
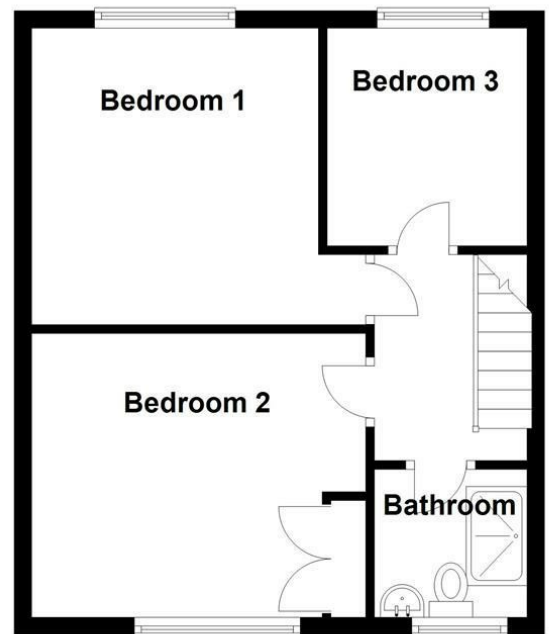
Saturday 9am to 4pm



Ground Floor



First Floor



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current: B		Current: B
Potential: A		Potential: A	
Energy Efficiency Rating: 82		Environmental Impact (CO ₂) Rating: 79	
England & Wales		England & Wales	

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