



**14 Grasmere,
Trowbridge, Wiltshire BA14 7LL**



£305,000

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Sought After Area - Hilperton Side Of Town - Lovely Order Throughout - Gas C.H. - Double Glazing - New Carpets - Large Conservatory - Lounge/Dining Room - Wood Burner - Utility - Cloakroom - En Suite Shower - Plenty Of Parking - Gated Access To Garage - Private Garden

Entrance Hall

With double glazed front entrance door, radiator, laminate flooring, power point and stairs lead to the first floor having built in cupboard under.

Lounge/Dining Room

20'0 x 14'9 max 8'6 min (6.10m x 4.50m max 2.59m min)

Having double glazed windows to the front and rear elevations. Two radiators, power points, laminate flooring and fire place with wood burner. Double glazed door leads into....



Conservatory

11'9 x 10'6 (3.58m x 3.20m)

With power points, tiled flooring and double glazed French doors onto the rear garden.



Kitchen

12'4 x 7'11 (3.76m x 2.41m)

Having a range of units comprising single drainer one and a half sink unit fitted to working surface with cupboards and plumbing for washing machine under. Four ring electric hob fitted to working surface with built-in electric oven, cupboards, drawers and plumbing for dish washer under. Wall cupboards, power points, radiator, tiled flooring, double glazed windows to the front and side elevations.

Utility

7'2 x 4'3 (2.18m x 1.30m)

Having power points, space for fridge/freezer, tiled flooring and double glazed side door.

Cloakroom

7'2 x 4'3 (2.18m x 1.30m)

With modern white suite of close coupled W.C. and vanity wash basin unit. Fitted cupboard, tiled flooring, gas wall boiler and double glazed window to the rear elevation.

First Floor Landing

With roof access, power point and airing cupboard.

Bedroom One

12'7 x 10'3 (3.84m x 3.12m)

Having double glazed window to the front elevation, radiator and power points. Built in mirrored double wardrobe.



En Suite Shower

With shaver cubicle.

Bedroom Two

12'5 x 8'9 (3.78m x 2.67m)

Having double glazed window to the front elevation, radiator and power points. Built in over stairs wardrobe.



Bedroom Three

8'7 x 7'6 (2.62m x 2.29m)

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

Bathroom

8'2 x 5'4 (2.49m x 1.63m)

Having white suite of 'whirlpool' bath, close coupled W.C. and wash hand basin. Vinyl flooring, chrome radiator ladder, shaver point and double glazed window to the rear elevation.

**Council Tax Band (D)****Stamp Duty Levy**

Based on a purchase price of £305,000

FTB = £250.00

Standard Purchase = £5250.00

Second Home = £14400.00

Ref grasmereDH240120**Viewing Arrangements**

By appointment with DK Residential 01225 759123

dkresidential@btconnect.com

Opening Hours - Monday to Friday 9am to 6pm

Saturday 9am to 4pm

Garage

Having up and over door.

Parking

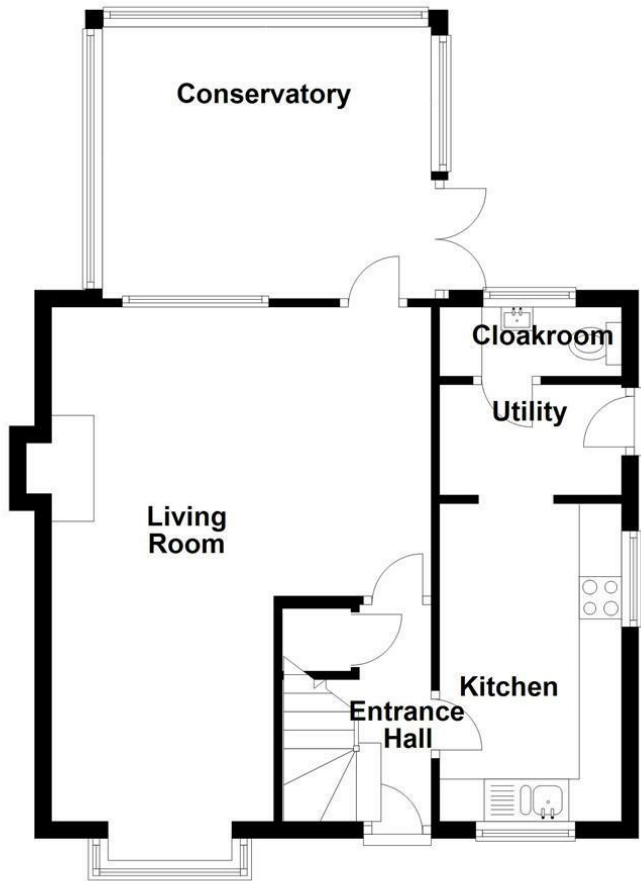
A drive way provides front access and parking. There is also a gravelled area for additional parking and double wooden gates to the side give access to the garage.

Gardens

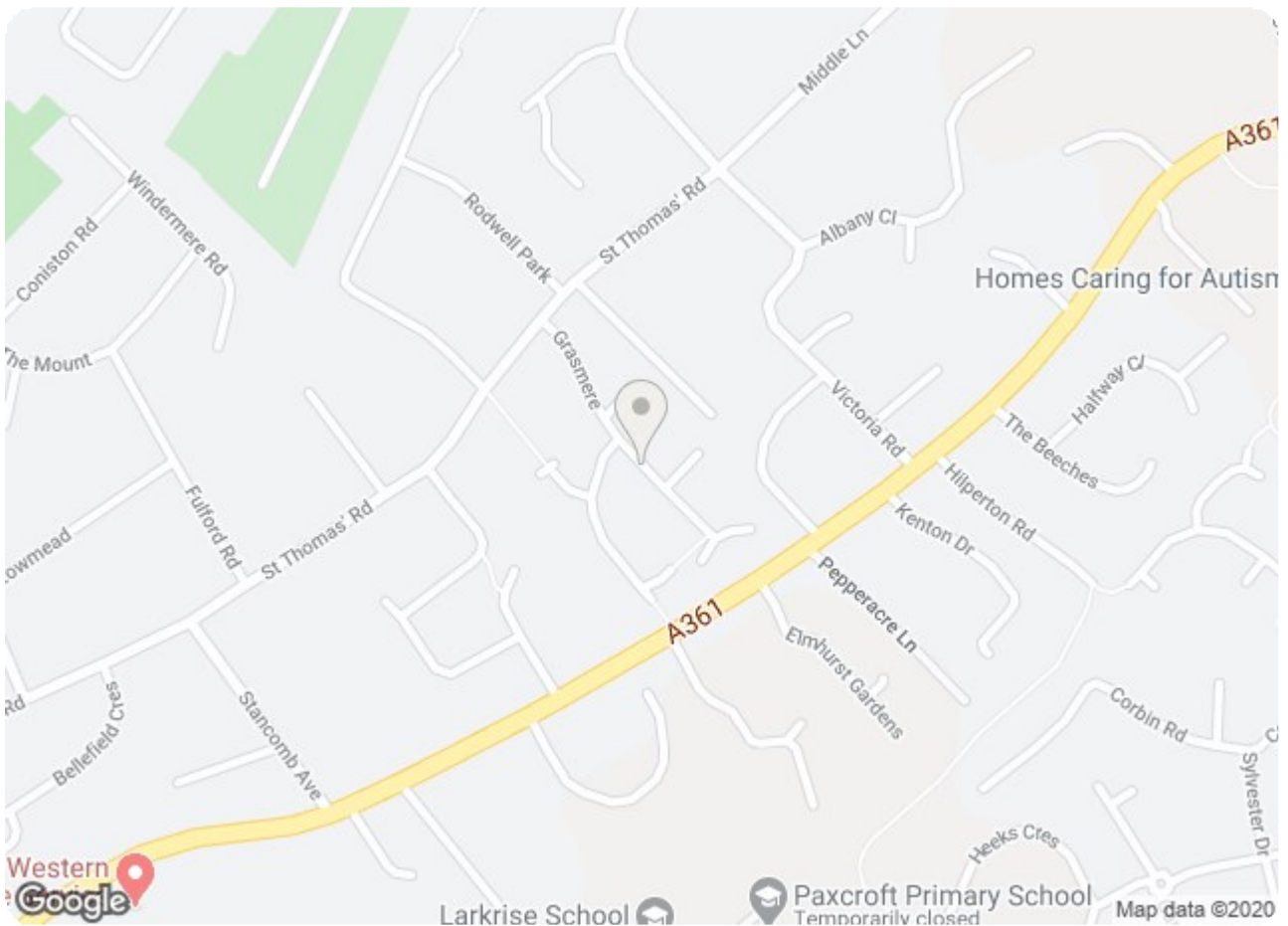
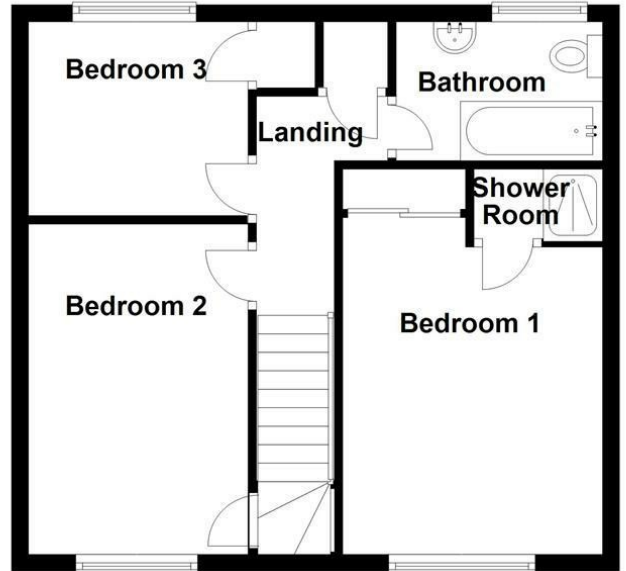
There is an enclosed rear garden having lawn and wooden decking seating area that includes a 'fire pit'. At the side of the house is a storage area and wooden garden shed.



Ground Floor



First Floor



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Rating	Score	Rating	Score
A	92-100	A	1-10
B	81-91	B	11-20
C	69-80	C	21-30
D	58-68	D	31-40
E	47-57	E	41-50
F	35-46	F	51-60
G	21-34	G	61-70

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