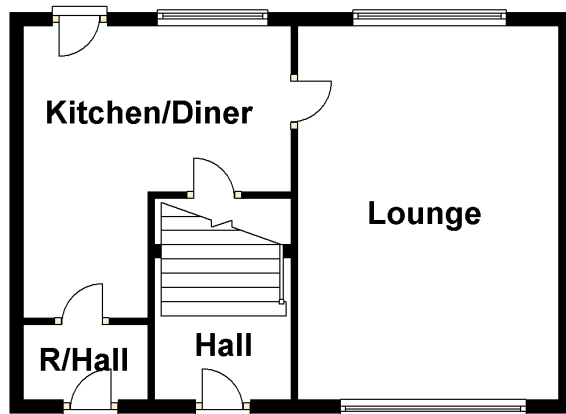




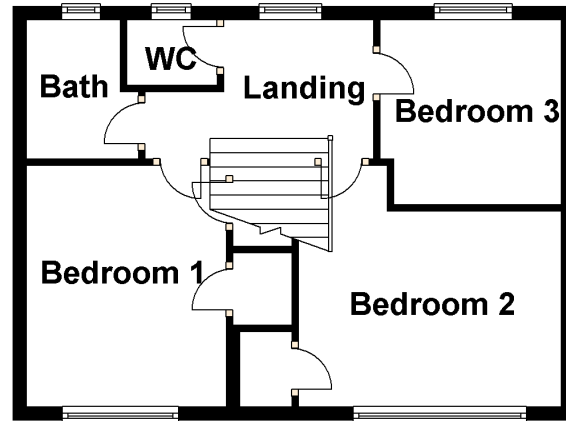
Beech Grove, Trowbridge, Wilts
£119,950

A spacious cente terrace house in need of further updating and offering tremendous potential for a well proportioned family home. The accommodation offers entrance hall, lounge, kitchen/dining room, rear hall, 3 bedrooms and bathroom. There is partial gas and electric heating. Outside the front garden has been set aside for off street parking and there is a good size rear garden with views over an adjoining school playing field.

Ground Floor



First Floor



Directions

From Trowbridge town centre take the Frome road A361. On reaching the town outskirts turn left into College Road (signposted to Trowbridge College). Proceed past the College and take the next turning left into Beech Grove.

- Entrance Hall

- Lounge

5.46m x 3.8m feature fireplace and fire, laminate floor, gas heater.

- Kitchen/Dining Room

4.26m (max) x 3.93m single drainer sink unit, range of wall and floor units, ample space for all domestic appliances, tiled floor, plumbing for washing machine, door to rear garden, door to:

- Rear Hall

2.45m x 1.07m providing useful storage space and with door to front garden.

- First Floor

- Landing

- Bedroom 1

3.53m x 2.91m deep built in airing cupboard, deep built in storage cupboard, wall mounted electric heater.

- Bedroom 2

3.83m x 3m deep built in storage cupboard, wall heater.

- Bedroom 3

2.81m x 2.31m wall mounted electric heater.

- Bathroom

1.8m x 1.36m suite comprising panel bath, wash hand basin.

- Separate WC

- Outside

- Gardens

to the front of the property off street parking spaces have been created. The rear garden is of a generous size and has views over an adjoining school playing field.

- Floor Plans

Environmental (CO₂) Impact Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	59
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Wales & N.Ireland <small>Directive 2002/91/EC</small>		

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide emissions. The higher the rating the less impact it has on the environment.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	42	54
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland <small>Directive 2002/91/EC</small>		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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