

**TOWN&COUNTRY**  
ESTATES



**Wyke Road, Hilperton, Trowbridge, Wiltshire BA14 7NZ**

**Offers Over £210,000**

## LOCATION

Within easy walking distance to the local shop, primary school and bus routes leading to the town centre and Bath. Nearby is the Kennet and Avon canal with lovely walks leading towards Bradford on Avon & Bath.

## DESCRIPTION

**NO ONWARD CHAIN** - A good size two bedroom mid-terrace cottage, in the sought after Hilperton, on the edge of Trowbridge. The deceptively spacious accommodation comprises an entrance hall, sitting room, dining room, kitchen, lean to/utility, large principal bedroom, single bedroom and bathroom. Further benefits include gas central heating, uPVC double glazing and a glorious enclosed rear garden.

## ENTRANCE HALL

You enter the property through a uPVC entrance door, into the entrance hall, there is telephone point and glazed doors to the sitting room and dining room.

## SITTING ROOM

11'1" x 10'9"

There is a uPVC double glazed window to the front, brick built feature fireplace, radiator and television point.

## DINING ROOM

11'9" x 11'9"

The good size second reception room has a feature fireplace with inset fire and storage cupboards built into the recess, window to the rear, a decorative circular window, under stairs storage cupboards and glazed doors to the kitchen and staircase.

## KITCHEN

10'5" x 6'2"

A Velux window and window to the side flood the kitchen with lot's of natural light, there are range of matching base and wall units with rolled top worksurfaces, inset sink unit, tiled splashbacks, space for freestanding cooker, plumbing for washing machine, space for a fridge and a glazed door to the lean to.

## LEAN TO

8'2" x 6'10"

With a uPVC double glazed window and door to the rear garden, the room is currently used as a utility space with a tumble dryer and freezer but could also make the ideal home office space.

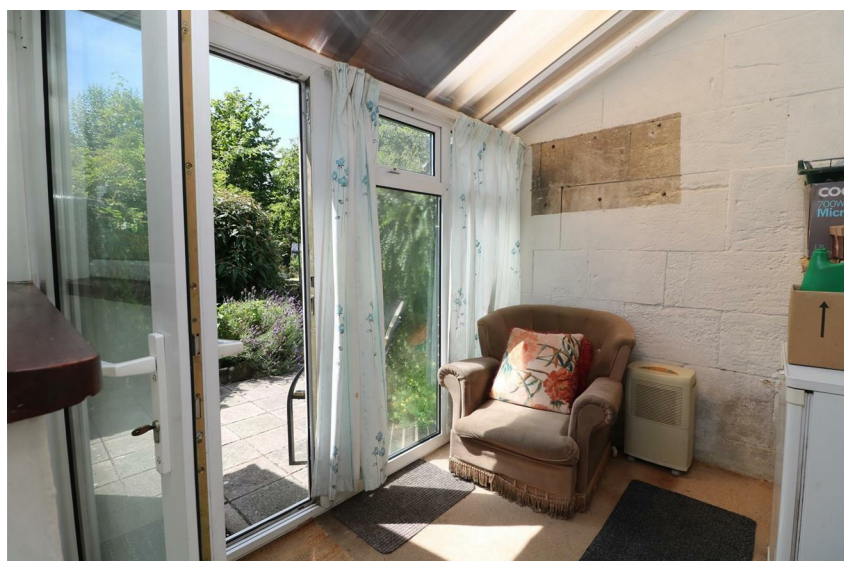
## FIRST FLOOR LANDING

With doors to both bedrooms, the bathroom and access to the loft space.

## BEDROOM ONE

14'5" max x 10'9"

The large principal bedroom has two uPVC double glazed windows to the front, range of built-in bedroom furniture, and a radiator.



## BEDROOM TWO

11'9" x 6'6"

Bedroom two has a uPVC double glazed window to the rear, built-in wardrobe and an airing cupboard with a wall mounted Vaillant gas boiler.

## BATHROOM

The bathroom has a uPVC double glazed window to the rear, slimline bath with chrome mixer tap and hand shower attachment, low level WC, pedestal basin, tiled splashbacks and a radiator.

## EXTERIOR

### FRONT

The front of the home is enclosed by a dwarf wall with iron railings and gate opening to a cobbled path to the front door with storm porch over and outside light. The front garden is mainly laid to attractive and low maintenance slate chippings with planted border.

### REAR GARDEN

The spacious rear garden has a cottage feel in keeping with the property, with a paved patio immediately from the rear of the house. A path mazes through a selection of planted borders with an array of shrubs, bushes and plants, a central lawn area has a mature tree and leads on to a 'working area' to the rear.

## ADDITIONAL INFORMATION

Council Tax Band - B

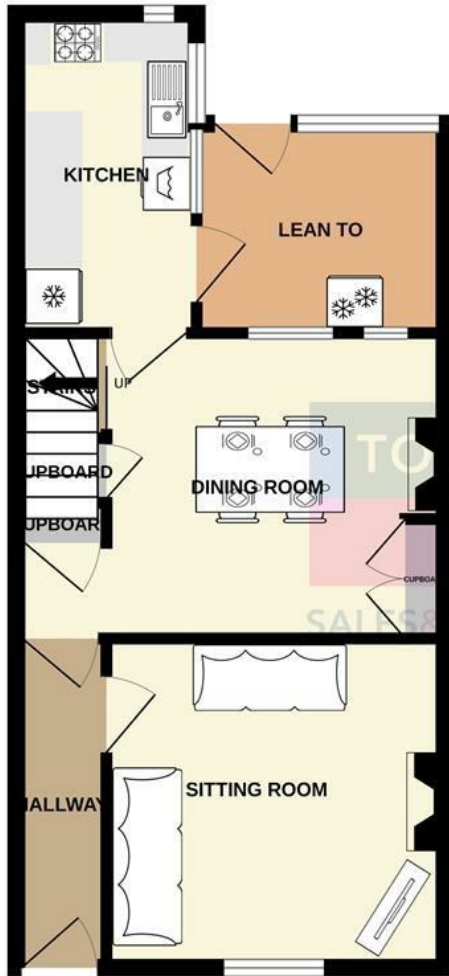
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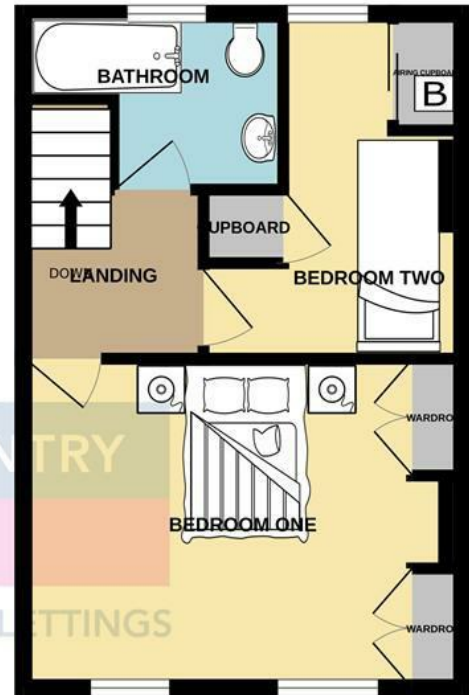




GROUND FLOOR  
407 sq.ft. (37.8 sq.m.) approx.



1ST FLOOR  
317 sq.ft. (29.5 sq.m.) approx.



TOTAL FLOOR AREA: 724 sq.ft. (67.3 sq.m.) approx.

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 for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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