

TOWN & COUNTRY
ESTATES



Hill Street, Hilperton, Wiltshire BA14 7RY

£260,000

LOCATION

The property is located within the popular Village of Hilperton, on the edge of Trowbridge. Hilperton village has a popular pub, the Lion and Fiddle, on Devizes Road, a petrol station (with a small shop), a Village hall on Whaddon Lane and the Hilperton CE Primary School.

The Kennet and Avon Canal forms the western boundary of Hilperton Marsh, where there is a marina and delightful countryside walks.

Trowbridge itself offers busy town centre shopping, cinema complex with restaurants and a train station with direct links to Bath, Bristol and beyond.

DESCRIPTION

NO ONWARD CHAIN - This red brick, three bedroom semi-detached home is set within the sought after Village of Hilperton. In need of modernisation but offering lots of potential for its new owner, the accommodation comprises an entrance hall, living room, dining room, kitchen, conservatory, three bedrooms and bathroom. Further benefits include a new roof (replaced circa 2018), gas central heating, views to the front across open fields, a large rear garden, garage and driveway parking.

ENTRANCE HALL

You enter the property through an aluminum glazed front door. The entrance hall has a radiator, stairs to the first floor and a door to the living room.

LIVING ROOM

15'1" max x 11'9"

There is an aluminum window to the front, exposed brick fireplace with inset gas fire, radiator, TV point and door to the dining room.

DINING ROOM

12'5" max x 8'10"

Glazed window and doors to the conservatory, exposed brick fireplace, radiator, door to the kitchen and the boiler which is enclosed in a cupboard.

KITCHEN

8'10" x 5'6"

Upvc double glazed window to the rear and side, wooden glazed side door, wood effect flooring, base units with rolled top work surfaces, tiled splash back, a variety of wall units, radiator, opening to the understairs cupboard, inset sink with chrome mixer tap and a space for a freestanding cooker.

CONSERVATORY

17'4" max x 6'6"

The cedar wood conservatory has windows to the rear and side, double doors to the rear garden, wood effect flooring, plumbing for a washing machine and space for a fridge freezer and tumble dryer.

FIRST FLOOR LANDING

On the first floor landing there is a Upvc double glazed window to the side, access to the loft and doors to all three bedrooms and the family bathroom.



BEDROOM ONE

11'9" x 10'5"

Bedroom one has an aluminum double glazed window to the front, radiator and two built in storage cupboards.

BEDROOM TWO

10'9" x 8'10"

In bedroom two there is a Upvc double glazed window to the rear, radiator and a selection of built in and fitted storage.

BEDROOM THREE

8'6" x 7'10"

Bedroom three has a aluminum double glazed window to the front.

BATHROOM

The bathroom has a paneled bath with an electric shower over, pedestal wash hand basin, close couple w/c, tiled splash backs, radiator and an obscure Upvc double glazed window to the rear.

EXTERIOR

FRONT

The front garden is laid to lawn with mature hedging and planted borders. Steps and a drive lead up to the property, garage and gated access to the rear garden.

REAR GARDEN

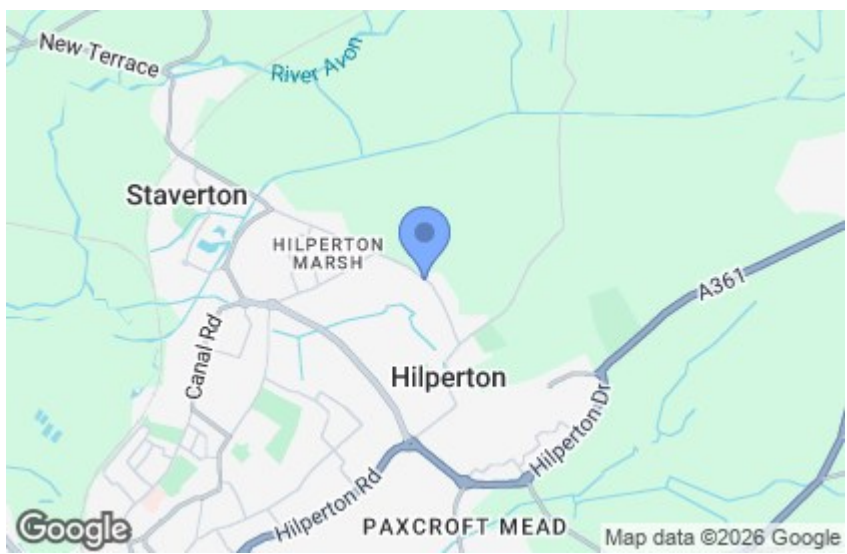
This very large and spacious southwest facing garden is mainly laid to lawn and features a paved patio area, pathway to the side door to the garage, storage shed, a selection of plants and shrubs, a pond, apple trees, a selection of mature trees, gated access to the front and an outdoor tap.

GARAGE

Up and over door to the front, window and door to the garden.

ADDITIONAL INFORMATION

Council Tax Band - B



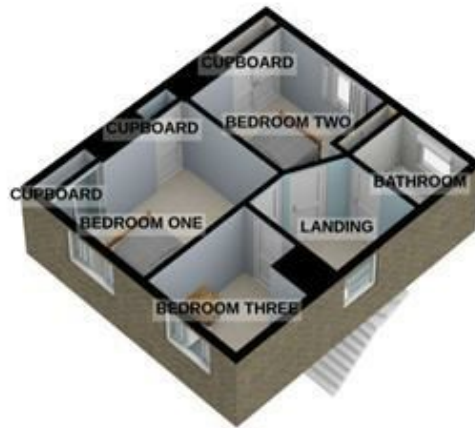




GROUND FLOOR
662 sq.ft. (61.5 sq.m.) approx.



1ST FLOOR
358 sq.ft. (33.3 sq.m.) approx.

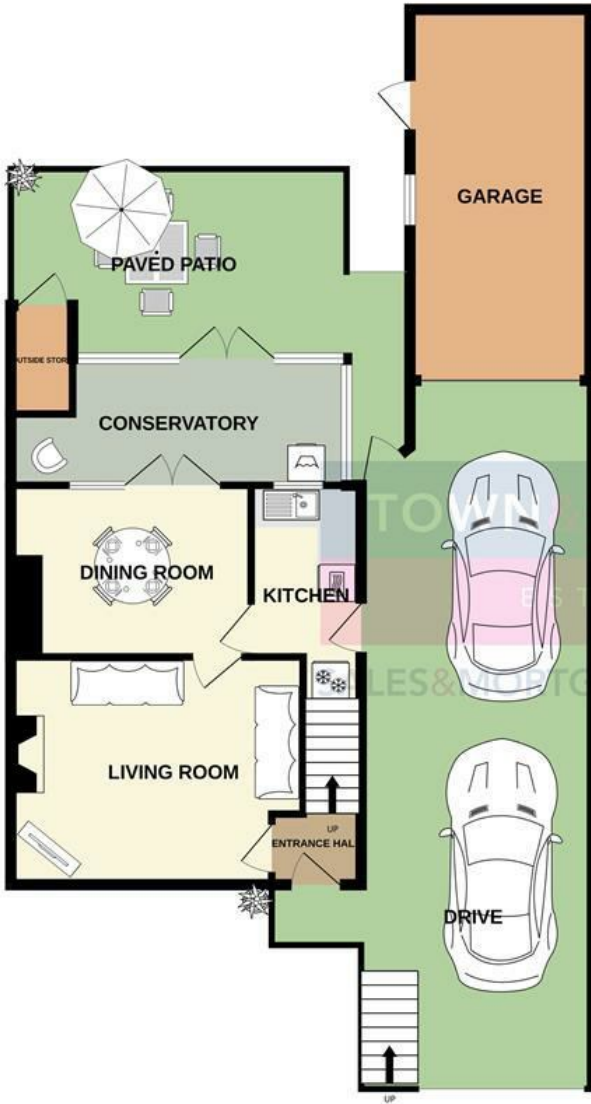


TOTAL FLOOR AREA : 1020 sq.ft. (94.8 sq.m.) approx.

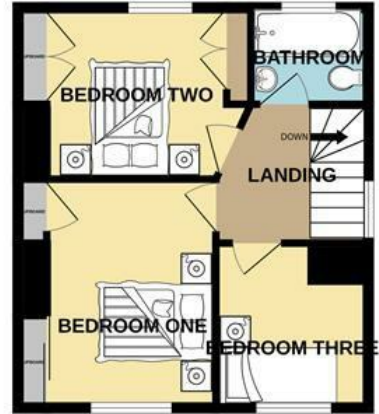
For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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SALES & MORTGAGES & LETTINGS

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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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