

**TOWN&COUNTRY**  
ESTATES



**Heddington Close, Trowbridge, Wiltshire BA14 0LH**

**£265,000**

## LOCATION

The bungalow is located in a quiet area neighboring similar properties, within walking distance to local shops, Schools and regular buses into the town centre.

## DESCRIPTION

**NO ONWARD CHAIN** - A spacious two double bedroom semi-detached bungalow, occupying a pleasant position close to bus routes and local amenities, just off the sought after Silver Street Lane. The accommodation comprises entrance porch, living room, inner hall, kitchen/breakfast room, utility/garden room, bedroom one with built-in furniture, second double bedroom and a modern shower room. Further benefits include uPVC double glazing, a larger than average garage, an enclosed rear garden and a gated, block paved drive.

## ENTRANCE PORCH

You enter through a uPVC entrance door, there are uPVC double glazed windows and a door into the living room.

## LIVING ROOM

16'8" x 12'1"

The living room has a large uPVC double glazed window to the front, an electric storage heater, freestanding electric fire with wooden surround and a door to the inner hall.

## INNER HALL

With access to the loft, an obscure glazed door to the kitchen/breakfast room and doors to both bedrooms and the shower room.

## KITCHEN/BREAKFAST ROOM

11'1" x 10'9"

The kitchen/breakfast room has a uPVC double glazed window overlooking the rear garden, a range of matching base and wall units with rolled top worksurfaces, inset sink with mixer tap and tiled splashbacks, space for a cooker, plumbing for a washing machine, space for an under counter fridge, space for a table and chairs and doors to two cupboards and the garden/utility room.

## GARDEN/UTILITY ROOM

There are two sky lights, power, light, built in shelving, an internal door to the garage and a uPVC door to the garden.

## BEDROOM ONE

13'1" x 10'5"

Bedroom one has a uPVC double glazed window to the front, a range of built-in bedroom furniture and an electric storage heater.

## BEDROOM TWO

10'5" x 9'6"

The second double bedroom has a uPVC double glazed window to the rear and an electric storage heater.



## SHOWER ROOM

The modern refitted shower room has an obscure uPVC double glazed window to the rear, a walk-in shower with mains shower over, vanity unit with storage, inset sink with chrome mixer tap and inset dual flush WC, extractor fan, electric heater and tiled flooring.

## EXTERIOR

### FRONT

Double gates open to a low maintenance large block paved drive providing plentiful off road parking. There is an outside light, door to the entrance porch, pedestrian door and up and over door to the garage.

### REAR GARDEN

The enclosed rear garden would benefit from some improvement but offers a good size, private outside space with a paved path and patio.

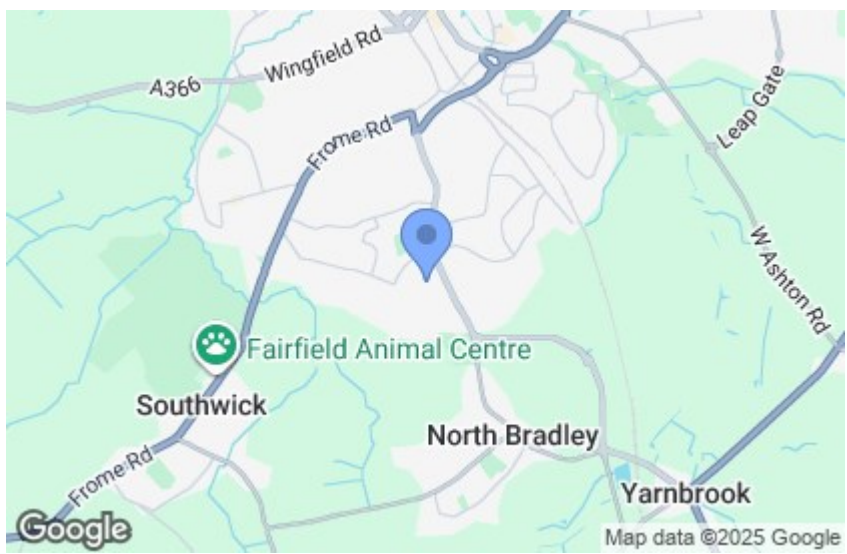
### GARAGE

The larger than average garage has power, light and a door to the garden/utility room and front drive.

## ADDITIONAL INFORMATION

Council Tax Band - C

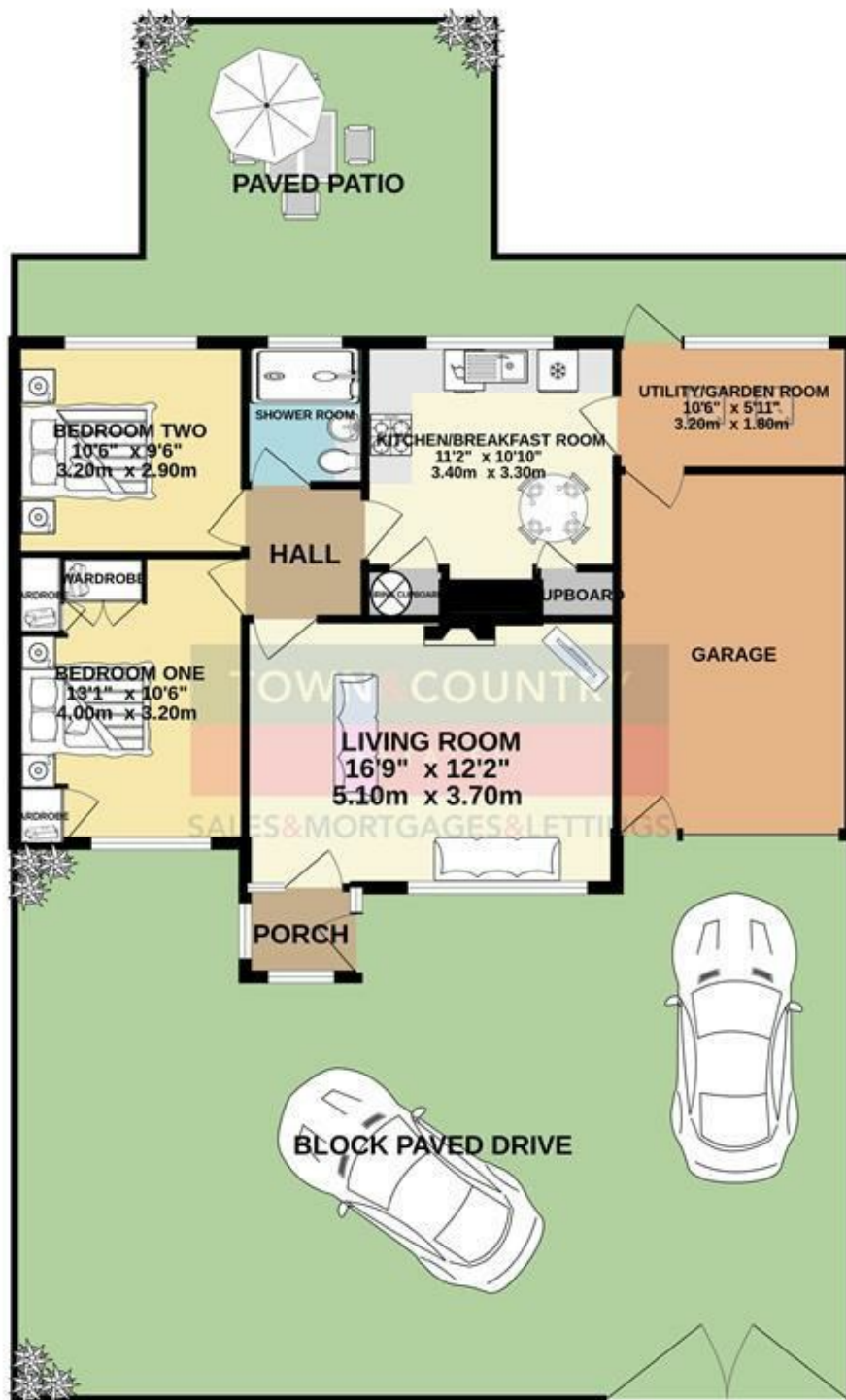
EPC TO FOLLOW







GROUND FLOOR  
892 sq.ft. (82.8 sq.m.) approx.



TOTAL FLOOR AREA : 892 sq.ft. (82.8 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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