

**TOWN & COUNTRY**  
ESTATES



**25 Queens Gardens, Hilperton Marsh,  
Offers In Excess Of £265,000**

## LOCATION

The property is located in a quiet residential area in the sought after Hilperton Marsh, on the edge of Trowbridge. Within easy walking distance to a local shop, well regarded primary school and the nearby Kennet and Avon canal, with lovely walks.

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

## DESCRIPTION

**NO ONWARD CHAIN** - A well presented three bedroom semi-detached home, approaching the market with a reasonable asking price, certain to attract interest. The accommodation comprises an entrance hall, lounge, dining room, kitchen, two double bedrooms, a single bedroom and bathroom. Externally, there is large covered car port providing a huge amount storage, garage and an enclosed garden with covered patio and a raised decked entertaining space with summerhouse, currently used as a home office.

This home is available to view by proceedable buyers, we recommend an early enquiry to avoid disappointment.









GROUND FLOOR  
828 sq.ft. (76.9 sq.m.) approx.

1ST FLOOR  
391 sq.ft. (36.3 sq.m.) approx.



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SALES & MORTGAGES & LETTINGS

TOTAL FLOOR AREA : 1219 sq.ft. (113.2 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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