



📍 39 Hilperton Road, Trowbridge, Wiltshire, BA14 7JG

📖 Auction Guide £275,000

An attractive, Grade II Listed, four bedroom, two reception room, end of terrace, townhouse with long, private rear garden and ample off street parking, which is conveniently located within walking distance of the train station and town centre amenities. The house is in need of significant modernisation and would be ideal for a buyer who is looking to stamp their mark on a property.

- For Sale by Online Auction
- Thursday 4th December 2025
- Lot 21
- Guide Price £275,000+

🏠 Freehold

🏠 EPC Rating E



LOT 21
FOR SALE BY ONLINE AUCTION
THURSDAY 4th DECEMBER 2025
GUIDE PRICE £275,000+

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This spacious home offers flexible accommodation arranged over four floors comprising; entrance hall, living room with feature fireplace and floor to ceiling window, dining room with French doors opening onto terraced seating area, kitchen, three bedrooms and a bathroom with four piece suite on the first floor and a bedroom on the top floor with eaves storage.

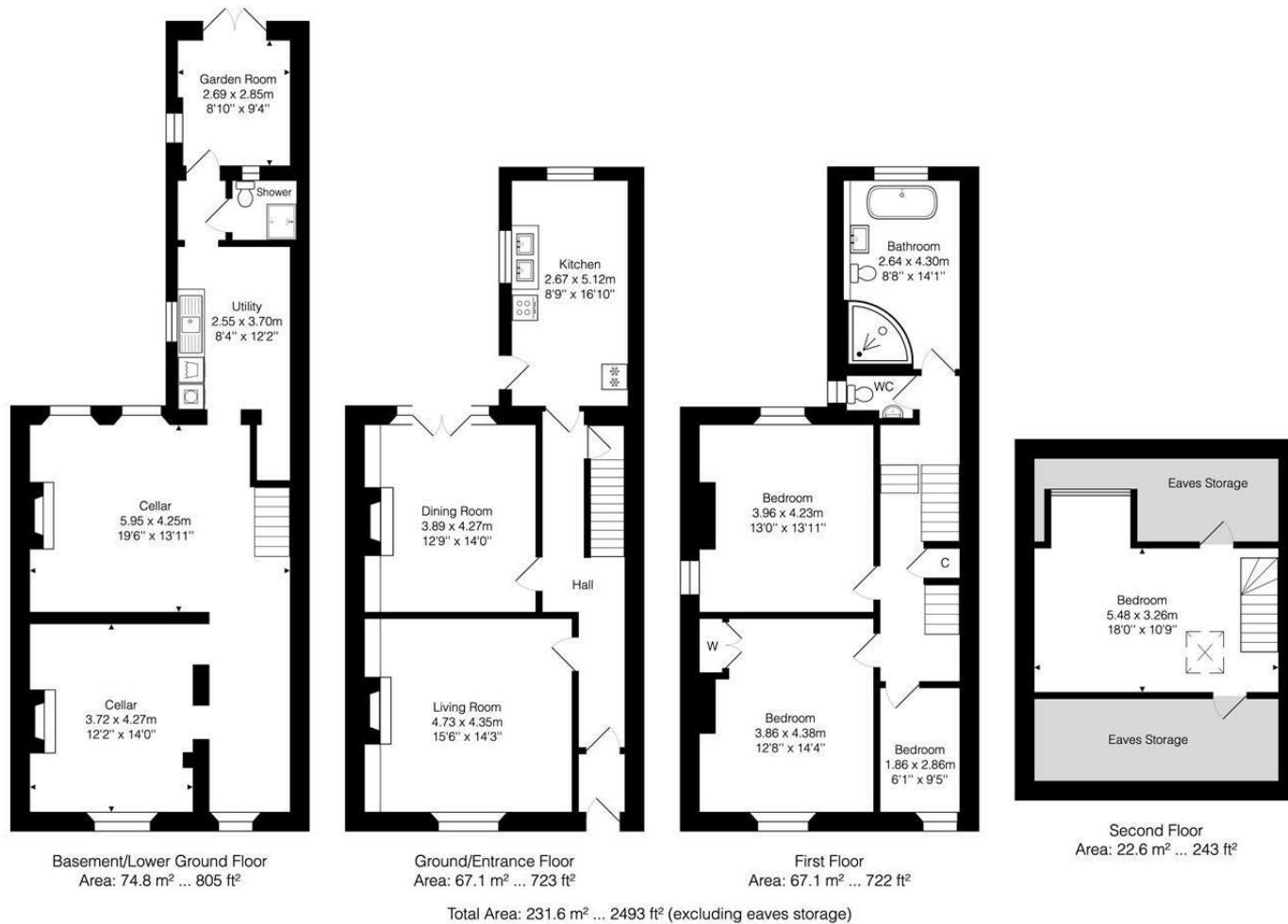
The lower ground floor offers scope to create further accommodation and currently comprises of four rooms including a utility and shower room.

Externally there is a courtyard & raised terrace immediately behind the house garden and a long, predominately lawned garden with trees & hedged borders. The garden enjoys a south-east facing aspect. There is off street parking to the front and rear of the property for numerous vehicles.

Listed Building Consent was granted in July 2015 (Planning reference: 15/01448/LBC) to alter the internal layout of the property to incorporate the basement into the living accommodation and changing the configuration of the layout on the ground floor. Building Regulation approval has been granted for work carried out in the basement to remove internal partitions and install structural steel. (Reference: BR/19/006945/BN). Although work has started it is believed that the Listed Building consent has lapsed and interested parties must rely on their own enquiries.

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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 purely for illustrative purposes only and should be used as such by any prospective purchaser. Area includes internal and external wall thickness
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