



**Wrights**  
01225 755553

Greenhill Gardens, Hilperton, Trowbridge, Wiltshire, BA14 7RT

£265,000

This spacious two bedroom semi detached property is situated within the desirable Hilperton Village, close to the open countryside and the Kennet and Avon canal.

Features include a recently updated kitchen & bathroom, spacious dual aspect lounge/diner, two double bedrooms, gas central heating, PVCu double glazing and a generous enclosed rear garden with brick built workshop and storage shed.

### Situation

The property is situated within the desirable village of Hilperton. Trowbridge town centre is within easy reach, providing excellent shopping and leisure facilities, a multiplex cinema, numerous pubs and restaurants.

Access to London by train is direct via Westbury (approx 5 miles) and indirect via Trowbridge. The World Heritage City of Bath is just 15 miles away, famed for its shopping, period buildings and many places of cultural interest.



**Two bedroom semi detached property**  
**Popular village location**  
**Close to the open countryside and Kennet and Avon canal**  
**Recently update kitchen & bathroom**  
**Dual aspect lounge/diner**

**Two double bedrooms**

**Gas central heating**

**PVCu double glazing**

**Generous enclosed rear garden**

**Brick built workshop and storage shed**



## The property comprises

### Ground Floor

#### Entrance Hall

With PVCu front door, radiator and stairs to the first floor with storage cupboard under.

#### Lounge/Diner *19' 10" x 11' 5" (6.05m x 3.48m) max*

With two radiators and PVCu double glazed windows to the front and rear.

#### Kitchen *11' 5" x 7' 10" (3.47m x 2.40m) max*

With a range of base units, wood laminate worktops with tiled splash backs, ceramic sink/drain unit, wall mounted electric heater, space for fridge and washing machine, storage cupboard with space for tumble drier, PVCu double glazed window to the rear and composite door opening onto the rear garden.

### First Floor

#### Landing

With loft hatch and PVCu double glazed window to the side.

#### Bedroom 1 *8' 10" x 14' 8" (2.69m x 4.48m)*

With radiator, cupboard housing gas boiler and PVCu double glazed windows to the front and side.

#### Bedroom 2 *10' 11" x 9' 11" (3.32m x 3.01m)*

With radiator, built in wardrobe and PVCu double glazed window to the rear.

#### Shower Room

With radiator, shower enclosure with mains shower, hand basin with vanity unit and obscured PVCu double glazed window to the rear.

#### W.C

With low level W.C and obscured PVCu double glazed window to the side.

### Externally

#### To the front

The spacious front garden is laid to lawn with a path laid to the front door and a wooden door providing access to the rear.

#### To the rear

The generous rear garden is laid to lawn and fully enclosed, with a wooden door providing access to the front of the property. There is a brick built workshop with power, lighting and PVCu double glazed window, as well as a smaller brick built storage shed.

#### Council tax

The property is currently in council tax band B.

#### Tenure

The property is sold as freehold





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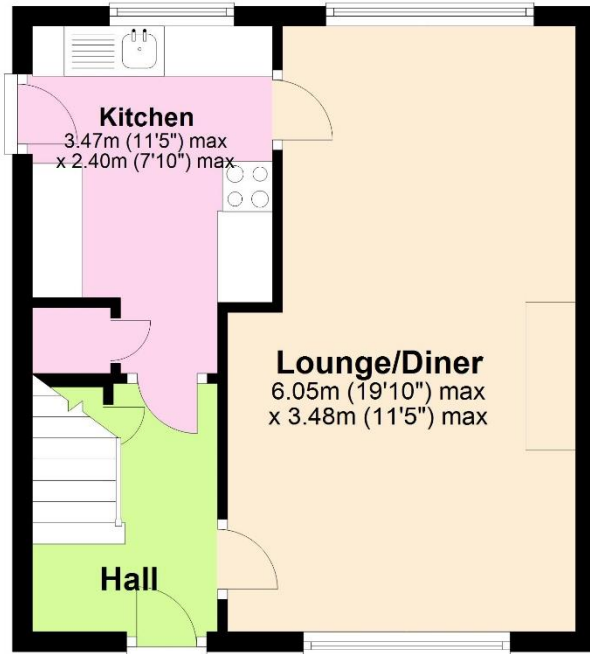
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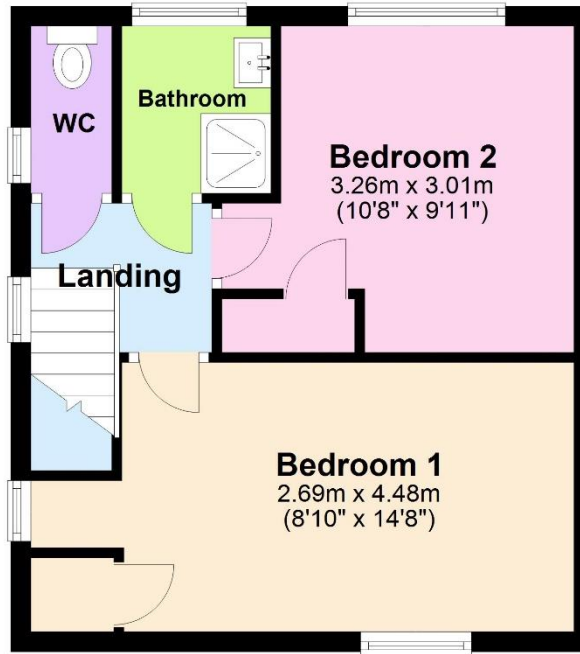
## Ground Floor

Approx. 32.9 sq. metres (353.6 sq. feet)

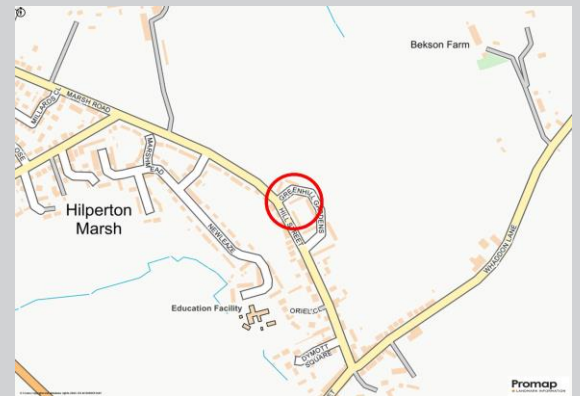


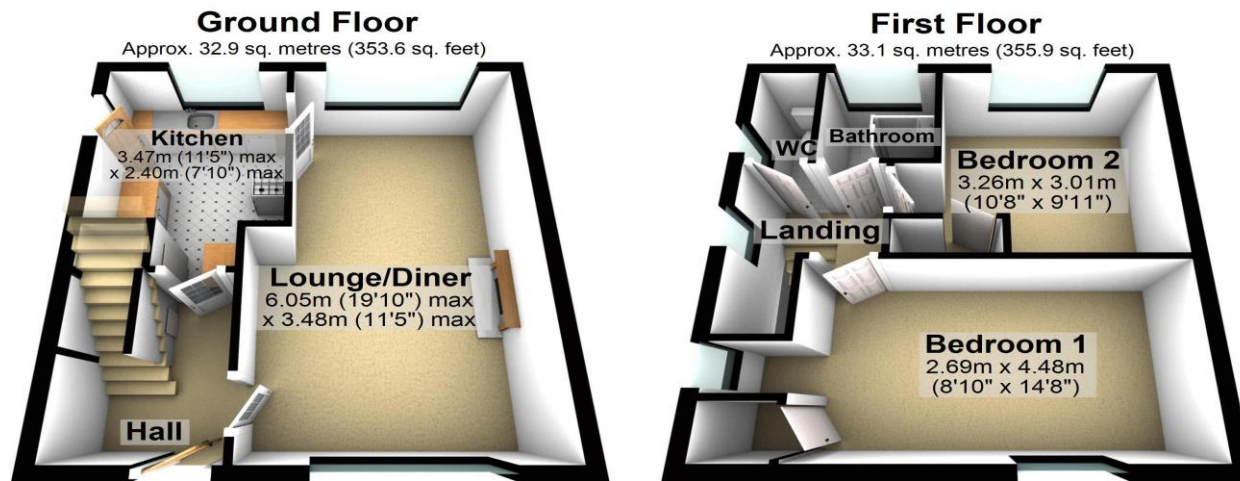
## First Floor

Approx. 33.1 sq. metres (355.9 sq. feet)



Total area: approx. 65.9 sq. metres (709.5 sq. feet)





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### Disclaimer

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