



Wrights
01225 755553

Newhurst Park, Hilperton, Trowbridge, Wiltshire, BA14 7QW

£240,000

This spacious three bedroom property is situated within the popular Paxcroft Mead development, close to a range of amenities and a well regarded Primary School. The property requires some updating, offering potential to create a wonderful family home.

Features include a downstairs cloakroom, conservatory, gas central heating, PVCu double glazing, a private enclosed rear garden and driveway parking.

Vendor suited.



Three bedroom end of terrace property

Situated within the popular Paxcroft Mead development

Gas central heating

PVCu double glazing

Situation

The property is situated within the popular Paxcroft Mead estate, with many local amenities including a shopping centre and well regarded primary school.

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 (6 miles) and indirect via Trowbridge and Salisbury. The World Heritage City of Bath is also just 10 miles away, famed for its shopping, period buildings and many places of cultural interest.

Downstairs cloakroom

Conservatory

Private enclosed rear garden

Driveway parking

Vendor suited



The property comprises

Ground floor

Entrance Hall

With PVCu front door, radiator, built in storage cupboard and stairs to the first floor.

Cloakroom

With white suite comprising low level W.C and hand basin, radiator and extractor fan.

Kitchen

7' 11" x 8' 2" (2.42m x 2.49m) max

With a range of eye level and base units, worktops with upstands, integrated electric oven and gas hob with extractor hood over, space for fridge/freezer and washing machine, one and a half bowl sink/drainage unit and PVCu double glazed window to the front.

Lounge/Diner *14' 2" x 14' 8" (4.32m x 4.47m) max*

With wood laminate flooring, two radiators, PVCu double glazed window to the rear and PVCu door to the Conservatory.

Conservatory *11' 9" x 8' 7" (3.58m x 2.62m)*

Of PVCu construction with dwarf brick wall and french doors opening onto the rear garden.

First floor

Landing

With airing cupboard housing hot water cylinder.

Bedroom 1 *7' 7" x 10' 8" (2.32m x 3.26m)*

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

Bedroom 2 *7' 6" x 9' 3" (2.29m x 2.82m)*

With radiator and PVCu double glazed window to the front.

Bedroom 3 *6' 1" x 7' 4" (1.86m x 2.23m)*

With radiator and PVCu double glazed window to the rear.

Bathroom

With white suite comprising bath with shower attachment, low level W.C and pedestal hand basin, radiator, extractor fan and obscured PVCu double glazed window to the front.

Externally

To the front

Steps to the front door with storm porch and outside light. Driveway parking to the side of the property and a gate providing access to the rear garden.

To the rear

The private enclosed rear garden is mainly laid to lawn with a garden shed and a gate providing access to the front of the property.

Council tax

The property is in council tax band C.

Services

Mains gas, electricity, water and drainage are connected. The property is heated by a gas fired central heating boiler to radiators. Please note that the Agent has not tested any appliances.

Broadband

Ultrafast available (source - Ofcom) Predicted maximum download speed - 9000Mbps



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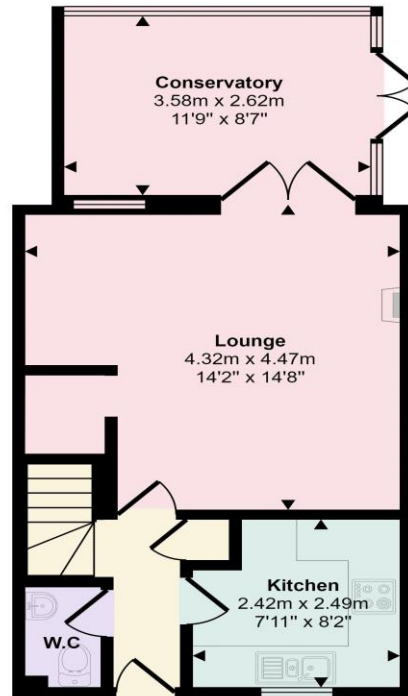


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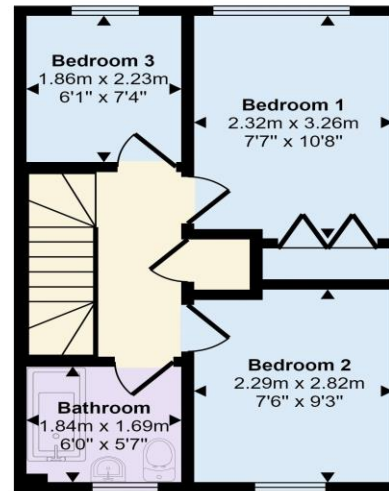
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Approx Gross Internal Area
71 sq m / 760 sq ft

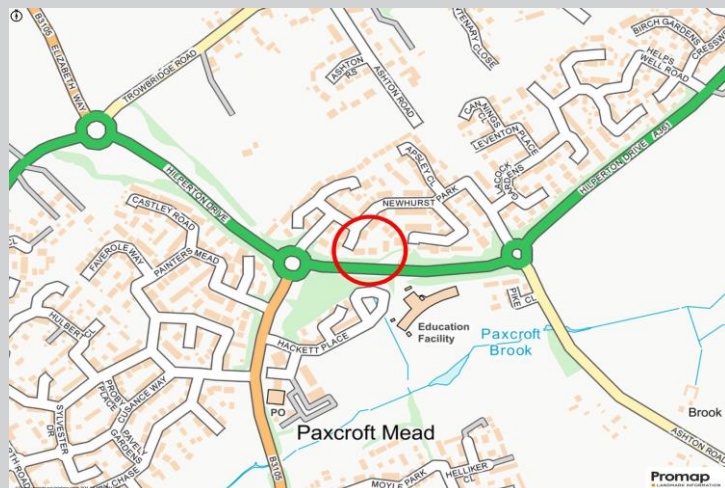


Ground Floor
Approx 41 sq m / 440 sq ft



First Floor
Approx 30 sq m / 319 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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Disclaimer

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations: The Agent has not tested any apparatus, equipment, fixtures or fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically confirmed with the Vendor's solicitor. They may however be available by separate negotiation. The room sizes are approximate and only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.