



## 90 St. Marys Gardens

Hilperton Marsh Trowbridge BA14 7PH

- Spacious Four Bed Semi-Detached
- Close to Canal, Primary School & Garden Centre/Café
- Kitchen/Breakfast Room
- UPVC DG & Gas CH
- Garage with Utility & Driveway
- In Need of Modernisation
- Living Room Open Plan to Dining Room with Patio Doors onto Gardens
- Cloakroom, Shower Room & Bathroom
- Good Sized Enclosed Garden
- No Onward Chain

**Guide Price £320,000**





## ACCOMMODATION

### Entrance Hall

Obscured double glazed window and door to the front. Mat well. Radiator. Stairs to the first floor with cupboard under. Smoke alarm. Meter cupboard. Telephone point. Louvered double doors to the kitchen. Glazed door to the:

### Living Room

13'4 x 13'0 (4.06m x 3.96m)  
UPVC double glazed window to the front. Radiator. Feature fireplace with living flame gas fire inset. Television point. Opening to the:

### Dining Room

9'11 x 8'6 (3.02m x 2.59m)  
Double glazed sliding patio doors to the rear. Radiator. Coving. Doorway to the:

### Kitchen/Breakfast Room

10'2 x 10'0 (3.10m x 3.05m)  
UPVC double glazed window to the rear. Selection of wall and base mounted units with tiled splash-backs and work surfaces. Stainless steel single sink, double drainer unit. Space for cooker. Plumbing for dishwasher. Space for under counter fridge. Space for table.

### Rear Hall

Obscured UPVC double glazed door to the front. UPVC double glazed window and door to the rear. Tiled flooring. Sliding door to the garage. Door to the:



### **Cloakroom**

Obscured UPVC double glazed window to the rear. Radiator. Two piece white suite with part tiled surrounds comprising wash hand basin and w/c. Tiled flooring.

## **FIRST FLOOR**

### **Landing**

Access to loft space. Balustrade. Smoke alarm. Doors off and into:

### **Bedroom One**

23'7 x 11'2 max (7.19m x 3.40m max)  
UPVC double glazed windows to the front and rear. Two radiators,

### **Bedroom Two**

13'0 x 11'4 max (3.96m x 3.45m max)  
UPVC double glazed window to the front. Radiator. Built-in double wardrobe with sliding doors enclosing. Wall lights.

### **Bedroom Three**

13'0 x 9'1 max (3.96m x 2.77m max)  
UPVC double glazed window to the rear. Radiator. Wardrobe recess. Door to airing cupboard housing boiler and hot water tank.

### **Bedroom Four**

8'0 x 7'8 (2.44m x 2.34m)  
UPVC double glazed window to the front. Radiator. Built-in wardrobe, high level cupboards and drawers.

### **Family Bathroom**

Obscured UPVC double glazed window to the rear. Radiator. Three piece suite with

part tiled surrounds comprising panelled bath with mains shower over and glass screen enclosing, wash hand basin and w/c.

### **Shower/Wet Room**

Obscured UPVC double glazed window to the rear. Chrome towel radiator. Fully tiled surrounds with electric shower. Access to loft space.

## **EXTERNALLY**

### **To The Front**

Block paved driveway providing off road parking. Area laid to lawn. External light.

### **To The Rear**

Large enclosed garden comprising large paved patio area to the immediate rear with low level wall enclosing, large area laid and well stocked border with a variety of plants and shrubs. Greenhouse. Enclosed by fencing, walling and hedgerow.

### **Garage**

20'2 x 8'0 (6.15m x 2.44m)  
Electric up and over door to the front. Power and lighting. Utility area with wall mounted units, work surface, plumbing for washing machine and space for dryer and additional appliances. Tiled flooring.

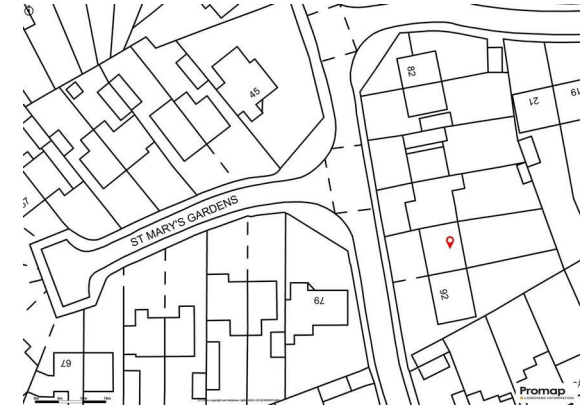




Tenure **Freehold**  
Council Tax Band **D**  
EPC Rating **D**



Total area: approx. 135.6 sq. metres (1459.2 sq. feet)



  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.