



3 Hanover Close Trowbridge BA14 7NE

- Well Presented & Completely Redecorated
- Living Room with French Doors onto Garden
- Two Double Bedrooms
- West Facing Garden
- Driveway for 3-4 Vehicles
- Small Cul De Sac in the Hilperton Marsh Area
- Kitchen/Diner & Bathroom
- UPVC D/Glazing (2018) & Gas C/Heating
- Rear Access for Motor Home
- No Onward Chain

Guide Price £230,000



ACCOMMODATION

All measurements are approximate

Kitchen/Diner

12'7 x 7.2 (3.84m x 2.13m.0.61m)
UPVC double glazed window to the front. Radiator. Range of modern wall, base and drawer units with tiled splash-backs and rolled top work surfaces. Single sink drainer unit with mixer tap. Built-in electric oven and four-ring hob with extractor hood over. Plumbing for washing machine. Space for under counter fridge and freezer. Space for table. Serving hatch. Tiled flooring. Fuse box. Wall mounted boiler. UPVC double glazed door to the side. Door to the:

Living Room

15'10 x 12'6 (4.83m x 3.81m)
UPVC double glazed French doors and windows to the rear. Radiator. Brand new electric fire. Television and telephone points. Ceiling light and fan. Stairs to the first floor with cupboard under.

FIRST FLOOR

Landing

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



Bedroom One

12'6 x 9'3 max (3.81m x 2.82m max)
UPVC double glazed window to the rear. Radiator. Wardrobes remaining.
Door to airing cupboard housing hot water tank and shelving.

Bedroom Two

12'6 x 7'2 (3.81m x 2.18m)
UPVC double glazed window to the front. Radiator.

Bathroom

Obscured UPVC double glazed window to the side. Radiator. Three piece white suite with tiled surrounds comprising panelled bath with shower mixer tap and electric shower over, pedestal wash hand basin and w/c. Vinyl flooring.

EXTERNALLY

To The Front & Side

Storm porch over front door. Area laid to lawn with mixed borders with flowers and shrubs. Electric meter. Block paved driveway partially covered by car port.

To The Rear

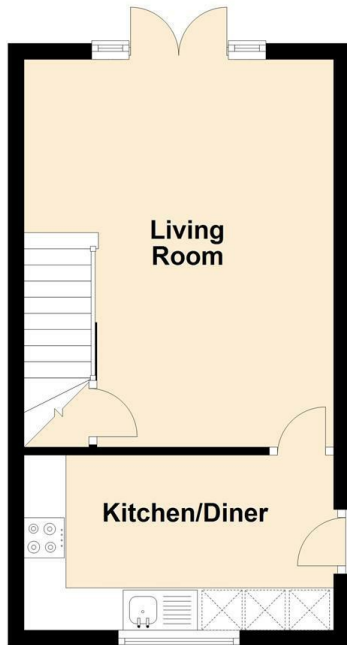
West facing, low maintenance garden comprising area laid to lawn and mixed tap. Garden shed. Double gates (accessed via Tudor Drive) leading to block paved driveway/patio.



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

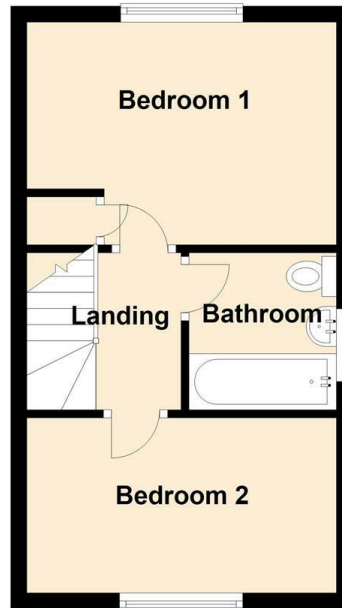
Ground Floor

Approx. 27.4 sq. metres (295.0 sq. feet)

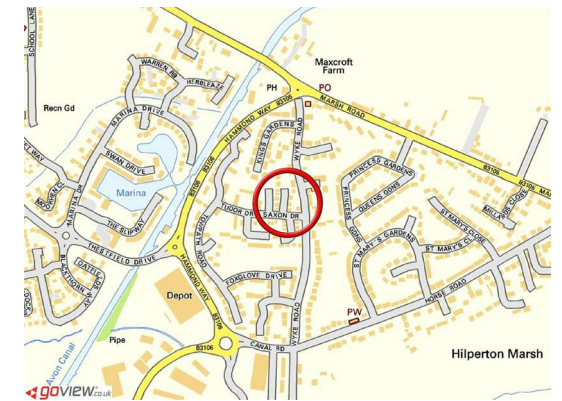


First Floor

Approx. 27.4 sq. metres (295.0 sq. feet)



Total area: approx. 54.8 sq. metres (590.0 sq. feet)




KINGSTONS
Trowbridge Office

5C-5D Fore Street, Wiltshire,
BA14 8HD

Contact

01225 777720
sales@kingstonstrowbridge.co.uk
kingstonstrowbridge.co.uk

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.