

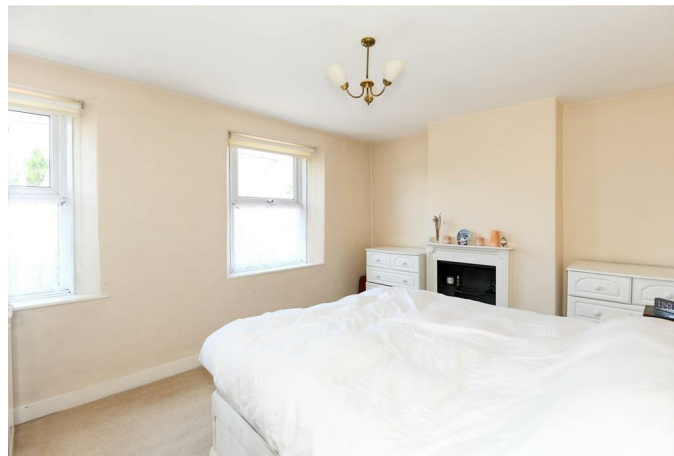


74 Wyke Road

Hilperton Marsh Trowbridge BA14 7NP

- Well Presented Two DOUBLE Bedroom, Stone Faced Terraced House
- Well Regarded Village of Hilperton Marsh
- Modern Fitted Kitchen
- UPVC Double Glazing
- Established 100ft Gardens
- Close to Canal, Garden Centre/Café, Post Office/Shop & Primary School
- Living Room Open Plan to Dining Room
- Cloakroom & Bathroom
- Gas Central Heating with New Boiler
- Double Driveway & Large Workshop

Offers Over £230,000



ACCOMMODATION

All measurements are approximate

Entrance Hall

Obscured UPVC double glazed door to the front with transom window over. Mat-well. Radiator. Stairs to the first floor. High level fuse box and electric meter. Panelling. Panelled door to the:

Dining Room

12'2" x 11'2" (3.73 x 3.42)

UPVC double glazed window to the rear. Radiator. Panelled doors to under stairs storage cupboards. Panelling, dado rail, coving and ceiling rose. Part glazed door to the kitchen. Opening to the:

Living Room

11'7" x 10'5" (3.54 x 3.18)

UPVC double glazed window to the front. Radiator. Feature red-brick fireplace with living flame gas 'coal effect' stove. Dado rail, coving and ceiling rose. Television and telephone points.

Kitchen

9'10" x 7'11" (3.00 x 2.42)

UPVC double glazed window to the side. Radiator. Range of modern wall, base and drawer units with tiled splash-backs and rolled top work surfaces. Stainless steel one and a half bowl sink drainer unit with mixer tap. Built-in high level electric double oven. Built-in four-ring gas hob with extractor over. Bosch washing machine remaining. Tiled flooring. Part glazed door to the:

Rear Hall

Obscured UPVC double glazed door to the rear. Radiator. Tiled flooring. Coat hanging space. Gas meter. Door to the:

Cloakroom

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

FIRST FLOOR

Landing

Balustrade. Access to loft space. Wood panelling. Panelled doors off and into: airing cupboard with shelving and pump for power shower.

Bedroom One

14'1" x 11'6" (4.30 x 3.52)

Two UPVC double glazed windows to the front. Radiator. Feature cast iron fireplace with wood mantle.

Bedroom Two

12'3" x 9'2" (3.75 x 2.81)

UPVC double glazed window to the rear. Radiator. Feature cast iron fireplace with wood mantle. Wood panelling and coving. Cupboard housing newly installed Viessmann boiler

Shower Room

Obscured UPVC double glazed window to the rear. Chrome towel radiator. Three piece white suite with part tiled surrounds comprising shower cubicle with mains shower and sliding doors enclosing, pedestal wash hand basin and w/c with

dual push flush. Wood effect flooring. Small built-in cupboard. Mirrored medicine cabinet.

EXTERNALLY

To The Front

Path to the front door with storm porch. Area laid to loose stone chippings with trees and shrubs. Stone walling enclosing.

To The Rear

Good sized established gardens approx 100ft in length divided into various sections; comprising courtyard area to the immediate rear with tap and enclosed external water softener, areas laid to lawn, area laid to gravel with stone seat, patio area and well stocked borders with a variety of plants, trees and shrubs. Vegetable garden area with raised beds and greenhouse. Pathway running the length of the garden leading to workshop and double driveway. Enclosed by hedgerow and walling.

Detached Workshop

21'10" x 11'6" (6.66 x 3.52)

UPVC double glazed door to the side. UPVC double glazed window to the rear. Single glazed window to the front. Pitched tiled roof. Power and lighting.

AGENTS NOTE:

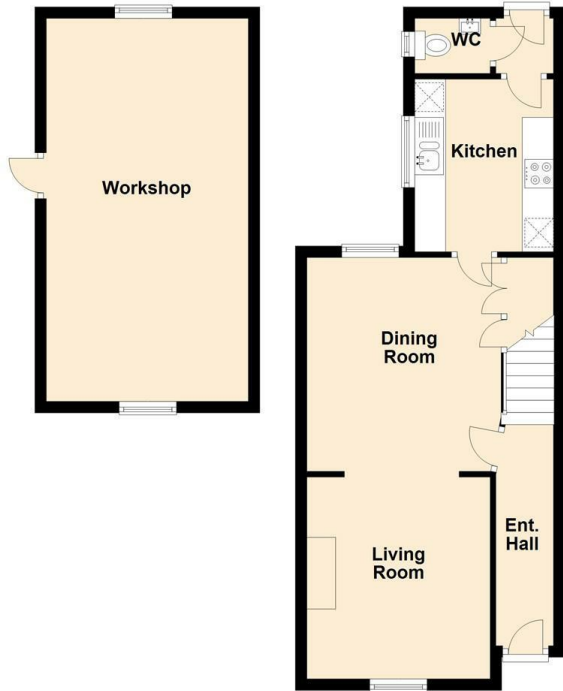
The vendor has a legal right of access across the rear of neighbouring properties for refuse access.



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

Ground Floor

Approx. 64.6 sq. metres (694.9 sq. feet)

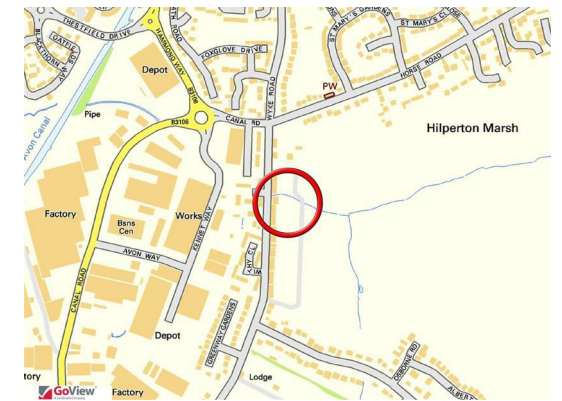


First Floor

Approx. 39.2 sq. metres (422.3 sq. feet)



Total area: approx. 103.8 sq. metres (1117.2 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.