



15 Hollis Way Southwick Trowbridge BA14 9PH

- Beautifully Presented & Updated Detached Bungalow
- Living Room with Feature Fireplace & Conservatory
- Two Bedrooms with Built-in Wardrobes
- UPVC Double Glazing & Updated Electrics
- Landscaped Garden with South-East Facing Aspect
- Close to Country Park, Popular Pub & Village Shop
- Refitted Kitchen/Breakfast Room with Integrated Appliances
- Refitted Shower Room
- Gas Central Heating with Modern Combi Boiler & Radiators
- Detached Garage & Driveway for 2-3 Vehicles

Guide Price £300,000



ACCOMMODATION

All measurements are approximate

Hallway

Double glazed, composite door to the side. Modern radiator. Access to loft space. Wood effect flooring and inset ceiling spotlights. Replacement fuse box. Modern doors off and into:

Living Room

16'7" x 11'1" (5.05m x 3.38m)

UPVC double glazed windows to the front and side. Two modern radiators. Feature fireplace with wood burner style electric fire inset. Television point. Wood effect flooring.

Refitted Kitchen/Breakfast Room

13'2" x 10'0" (4.01m x 3.05m)

UPVC double glazed windows to the front and side. Modern radiator. Extensive range of wall, base and drawer units with metro tiled surrounds and square edge work surfaces. Stainless steel single sink drainer unit with mixer tap. Built-in stainless steel electric cooker and four-ring gas hob with extractor hood over. Integrated dishwasher, washing machine and fridge and freezer. Breakfast bar. Wood effect flooring and inset ceiling spotlights. Cupboard housing modern combi boiler.

Bedroom One

11'2" x 9'1" (3.40m x 2.77m)
UPVC double glazed window to the rear. Radiator. Built-in run of wardrobes with sliding doors enclosing. Wood effect flooring and coving.

Bedroom Two

11'4" x 10'0" (3.45 x 3.05)
UPVC double glazed window to the side. Modern vertical radiator. Built-in double wardrobe and cupboard with doors enclosing. Wood effect flooring and inset ceiling spotlights. UPVC double glazed French doors to the:

Conservatory

9'0" x 8'0" (2.74m x 2.44m)
UPVC double glazed construction with door to the side. Radiator. Tiled flooring.

Refitted Shower Room

Obscured UPVC double glazed window to the side. Chrome towel radiator. Three piece suite with part metro tiled surrounds comprising large walk-in shower enclosure with mains rainfall shower over, additional shower attachment and glass screen enclosing, wash hand basin with cupboards under and w/c with enclosed cistern and dual push flush. Tiled flooring and inset ceiling spotlights.

EXTERNALLY

To The Front

Storm porch over front door with entrance light. Area laid to loose stone chippings with circular patio area and decorative border with a variety of plants and shrubs and cut timbers enclosing. Driveway providing off road parking. Gated side pedestrian access.

To The Rear

Enclosed landscaped garden with south-east facing aspect comprising large flagstone patio area to the immediate rear, area laid to lawn, gravel areas and borders with a variety of plants and shrubs and cut timbers enclosing. Garden shed. Space for bins to the side. All enclosed by fencing and walling with gated side pedestrian access.

Garage

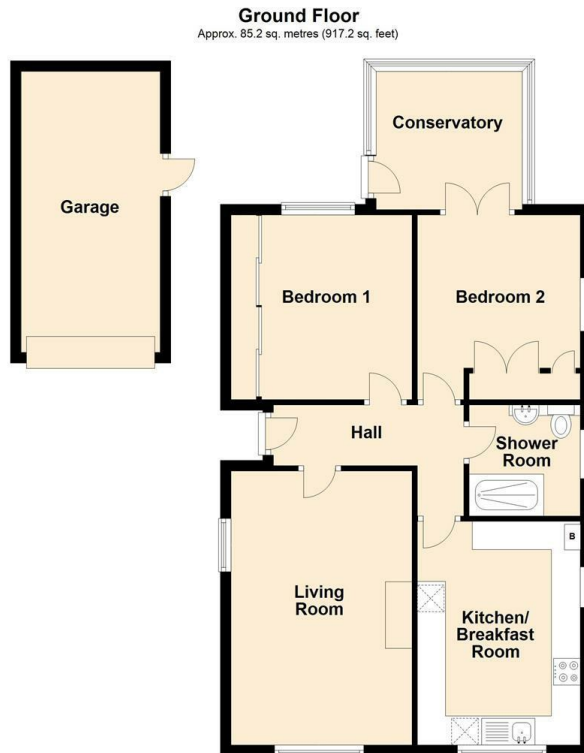
Up and over door to the front. Power and lighting. Personal door to the side.

AGENTS NOTE

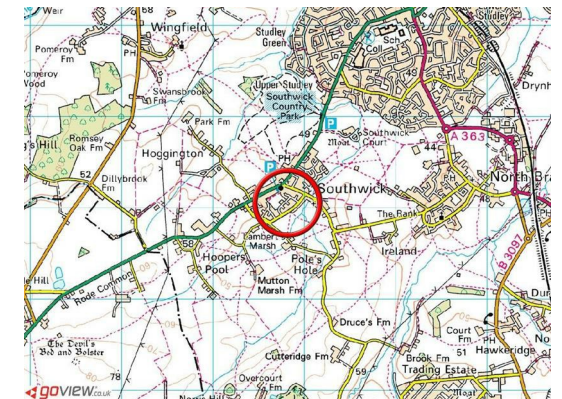
Since the EPC was commissioned the property had has a new gas central heating system and electrics updated.



Tenure **Freehold**
Council Tax Band **C**
EPC Rating **E**



Total area: approx. 85.2 sq. metres (917.2 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.