



KINGSTONS



24 Greenhill Gardens

Hilperton Trowbridge BA14 7RT

- Spacious Semi-Detached in Popular Village
- Dual Aspect Living/Dining Room
- Two Double Bedrooms
- UPVC Double Glazing
- Good Sized, Level South Facing Garden
- Close to Fields, Village Hall, Canal & Church
- Bespoke Refitted Kitchen
- Refitted Shower Room & Separate W/C
- Gas Central Heating with Replacement Boiler
- Potential to Extend (subject to P.P)

Guide Price £250,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

Obscured UPVC double glazed door to the front. Radiator. Stairs to the first floor with cupboard under. Smoke alarm. Telephone point. Tiled effect vinyl flooring. Doors off and into:

Lounge/Dining Room

19'9" x 11'5" max (6.02m x 3.48m max)
Dual aspect with UPVC double glazed windows to the front and rear. Two radiators. Television and telephone points. Picture rail. Door to the:

Bespoke Refitted Kitchen (2023)

11'10" x 7'10" max (3.61 x 2.39 max)
UPVC double glazed windows to the rear and side. Vertical electric heater. Selection of modern shaker style wall and base mounted units with tiled surrounds and wood effect rolled top work surfaces. Ceramic single sink drainer unit. Electric cooker with extractor hood over. Plumbing for washing machine Space for fridge. Tiled effect vinyl flooring. Door to under stairs storage cupboard. UPVC double glazed door to the side. Door to the hall and lounge//dining room.

FIRST FLOOR

Landing

UPVC double glazed window to the side. Smoke alarm. Access to part boarded loft space. Doors off and into:

Bedroom One

14'10" x 9'0" (4.52m x 2.74m)
UPVC double glazed window to the front. Feature over-stairs alcove with UPVC double glazed window to the side. Radiator. Door to cupboard with wall mounted Ideal combi boiler - fitted 2023.

Bedroom Two

10'8" x 9'10" (3.25m x 3.00m)
UPVC double glazed window to the rear. Radiator. Door to large cupboard with hanging rail and shelving.

Refitted Shower Room (2023)

Obscured UPVC double glazed window to the rear. Radiator. Two piece white suite with part tiled surrounds comprising large shower cubicle with mains shower over and door enclosing and wash hand basin with drawers under. Tiled effect vinyl flooring. Extractor fan.

Refitted Separate W/C (2023)

Obscured UPVC double glazed window to the side. White W/C with dual push flush. Tiled effect vinyl flooring.

EXTERNALLY

To The Front

Path to the front door with storm porch over. Area laid to lawn with shrubs. Path to side door providing pedestrian access to the rear.

To The Rear

38' x 29' (11.58m x 8.84m)
Good sized enclosed southerly facing level gardens with private aspect with areas laid to lawn with shrubs. Gas meter. All enclosed by fencing - fitted 2024.

Brick Built Workshop

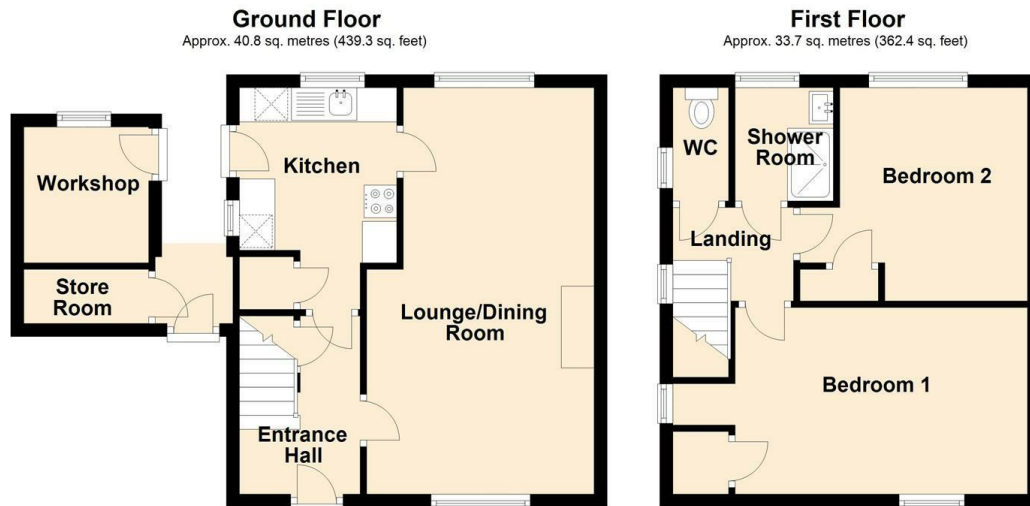
6'8" x 6'7" (2.03m x 2.01m)
UPVC double glazed window to the rear. Shelving. Power and lighting.

Store Room

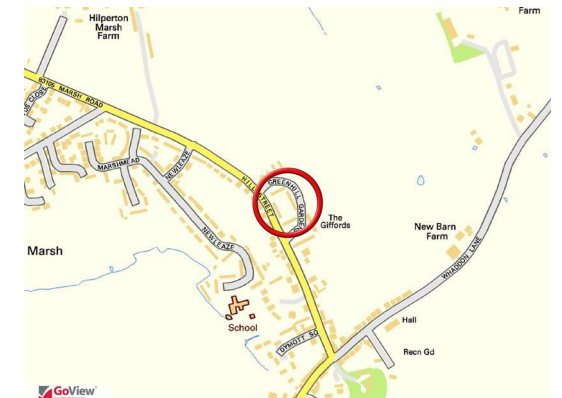
6'5" x 2'9" (1.98m x 0.84m)
Small brick built store room.



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



Total area: approx. 74.5 sq. metres (801.8 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.