





# **47 Hollis Way**

# Southwick Trowbridge BA14 9PH

A fantastic opportunity to buy a three bedroom detached house in need of renovation, situated in the popular village of Southwick close to country park, popular pub, primary school and village shop. The accommodation comprises living room, dining room, kitchen and shower room. Additional features include detached garage, driveway, landscaped garden with south-east facing aspect, UPVC double glazing and gas central heating. Viewing is highly recommended - no chain.



Guide Price £300,000







# **ACCOMMODATION**

All measurements are approximate

# **Entrance Hall**

Obscured UPVC double glazed windows and door to the front. Stairs to the first floor. Thermostat. Doors off and into:

#### Kitchen

8'10 x 8'10 (2.69m x 2.69m )
UPVC double glazed window to the front.
Wall and base mounted units with tiled splash-backs and laminate work tops.
Stainless steel single sink drainer unit.
Space for cooker electric with extractor over. Plumbing for washing machine and slim-line dishwasher. Space for fridge. Fuse box. Serving hatch to dining room.

# **Living Room**

18'2 x 10'11 max (5.54m x 3.33m max) UPVC double glazed window to the front. Gas fire with back boiler. Television point. Coving. Double glazed sliding patio doors to the rear. Door to the:

# **Dining Room**

12'3 x 9'1 max (3.73m x 2.77m max) Double glazed sliding patio doors to the rear. Radiator. Coving. Door to under stairs storage cupboard.

#### FIRST FLOOR

# Landing

UPVC double glazed window to the rear. Access to loft space. Doors off and into:

#### **Bedroom One**

11'11 x 9'9 (3.63m x 2.97m) UPVC double glazed window to the front. Radiator. Built-in double wardrobe. Coving.

#### **Bedroom Two**

11'1 x 9'0 (3.38m x 2.74m) UPVC double glazed windows to the front and side. Radiator. Built-in airing cupboard housing hot water tank.

# **Bedroom Three**

8'0 x 7'10 (2.44m x 2.39m) UPVC double glazed window to the rear. Radiator.

# **Shower Room**

Obscured UPVC double glazed window to the rear. Radiator. White suite with tiled surrounds comprising large walk-in shower enclosure with electric shower over and glass screen enclosing, pedestal wash hand basin and w/c.

#### **EXTERNALLY**

#### **To The Front**

Steps to the front door with storm porch over and entrance light. Area laid to lawn with trees and shrubs. Driveway providing off road parking for 2-3 vehicles. Gated side pedestrian access to the rear.

#### **To The Rear**

Good sized enclosed south-east facing garden comprising area laid to lawn and a variety of plants, trees and shrubs. Garden shed. Enclosed by fencing and walling.

# **Garage**

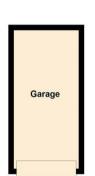
17' x 8' approx (5.18m x 2.44m approx)
Up and over door to the front.







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







First Floor

Total area: approx. 92.2 sq. metres (992.5 sq. feet)



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#### **Contact**

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