



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**



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

