



## 63 Green Lane

Trowbridge BA14 7DE

A fantastic opportunity to purchase a CHAIN FREE, refurbished bungalow situated on the well regarded Green Lane, close to shops, bus route, parkland walks & woods. This stylishly presented bungalow features open plan living room to refitted kitchen (2022), two double bedrooms with fitted wardrobes and refitted shower room (2024). Benefits include UPVC double glazing (2022), refitted facias (2022), modern electric heating, private landscaped gardens, garage and driveway providing off road parking. Offered for sale with no onward chain - Viewing recommended.

**Guide Price £290,000**



## ACCOMMODATION

All measurements are approximate

### Entrance Hall

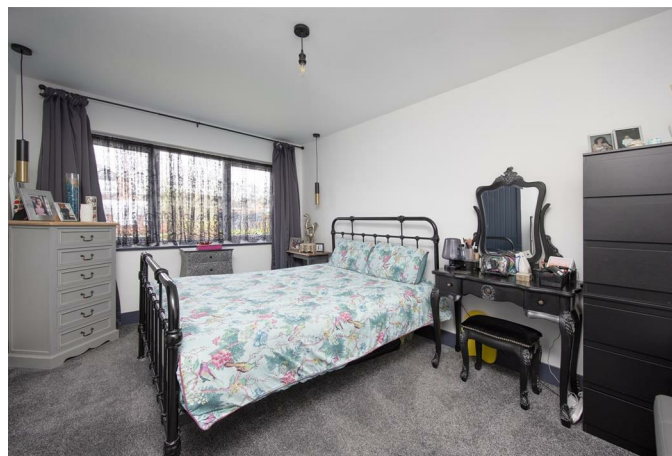
Obscured double glazed, composite door to the side. Electric heater. Meter cupboard. Wood effect flooring and inset ceiling spotlights. Access to loft space. Modern panelled doors off and into: storage cupboard with shelving.

### Living Room Open Plan to Kitchen

20'10 x 16'7 max (6.35m x 5.05m max)

### Kitchen Area

UPVC double glazed French doors and windows to the rear. Modern black vertical electric heater. Extensive range of modern wall, base, drawer and larder units with composite work tops. Composite sink drainer unit with pull down spray mixer tap. Built-in high level electric oven and space for microwave. Built-in four-ring electric with contemporary extractor over. Integrated dishwasher and fridge/freezer. Breakfast bar. Wood effect flooring and inset ceiling spotlights.



### Living Area

UPVC double glazed window to the rear. UPVC double glazed door to the side. Modern black vertical electric heater. Wood effect flooring. Ceiling fan. Television point. Bi-fold doors to utility cupboard housing plumbing for washing machine and space for dryer.

### Bedroom One

13'9 x 9'9 (4.19m x 2.97m)

UPVC double glazed window to the front. Electric heater. Built-in double wardrobe.

### Bedroom Two

9'10 x 8'9 (3.00m x 2.67m)

UPVC double glazed window to the front. Electric heater. Built-in double wardrobe.

### Refitted Shower Room (2024)

Obscured UPVC double glazed window to the side. Modern black electric heater towel rail. Three piece white suite with aqua-board surrounds comprising large walk-in shower enclosure with electric shower over and glass screen enclosing, wash hand basin with drawers under and w/c with dual push flush. Tiled flooring and inset ceiling spotlights. Shaving point and extractor fan.

### EXTERNALLY

#### To The Front

Pathway to gate leading to covered side passageway and front door. Front garden with area laid to artificial lawn and borders with a variety of plants and shrubs. Enclosed by walling with railings and fencing.

#### To The Rear

Enclosed private, low maintenance, landscaped gardens comprising large paved patio area, area laid to artificial lawn and borders with a variety of plants and shrubs. Paved pathway leading to garage. Paved, covered side passageway. External lighting and tap. All enclosed by fencing.

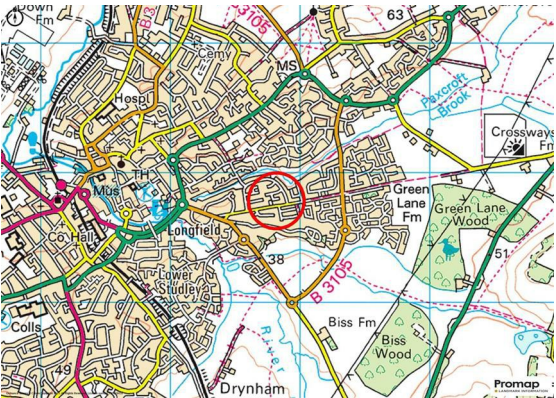
#### Garage & Driveway

16'9 x 8'8 (5.11m x 2.64m)

Up and over door to the front. Window and door to the rear. Driveway to the front providing off road parking for 2-3 vehicles.



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



  
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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.