



23 Greenway Gardens

Trowbridge BA14 7NL

A spacious three double bedroom detached bungalow situated on a good sized plot, in a small cul-de-sac in the Hilperton Marsh area, close to well-regarded primary school, shop/post office and Kennet & Avon canal. Whilst in a habitable condition the accommodation would benefit from a programme of modernisation and features potential for a loft conversion subject to planning. Accommodation comprises living room, kitchen/dining room, conservatory, three bedrooms, bathroom and separate w/c. Benefits include part UPVC double glazing, gas central heating, good sized front and rear gardens, garden shed/workshop, garage and driveway providing off road parking for several vehicles. Offered for sale with no onward chain.

Guide Price £335,000





ACCOMMODATION

All measurements are approximate

Hallway

Obscured UPVC double glazed door and window to the front. Radiator. Wall lights. Doors off and into: airing cupboard housing hot water tank. Access to large loft space with window to the front and ladder - potential for loft conversion subject to planning.

Living Room

13'9" x 11'11" (4.20 x 3.64)

UPVC double glazed window to the rear. Radiator. Feature stone fireplace with electric fire inset. Wall lights and coving. Television point.

Kitchen/Dining Room

17'0" x 9'10" (5.20 x 3.00)

Window to the rear. UPVC double glazed window to the side. Radiator. Feature fireplace with wood burner inset. Range of wall and base mounted units with tiled splash-backs and laminate work tops. Stainless steel single sink, double drainer unit. Cooker point. Plumbing for washing machine. Space for fridge/freezer. Space for table. Wall mounted Ideal boiler. Obscured glazed door to the:



Conservatory

11'9" x 5'10" (3.60 x 1.80)

Single glazed construction with sliding doors to the side.

Bedroom One

11'11" x 11'10" (3.65 x 3.63)

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

Bedroom Two

11'9" x 9'10" (3.60 x 3.00)

UPVC double glazed window to the front. Radiator. Two built-in double wardrobes.

Bedroom Three

11'9" x 6'10" (3.60 x 2.10)

Obscured glazed window to the side. Radiator.

Bathroom

Obscured UPVC double glazed window to the side. Chrome towel radiator. Two piece white suite with part tiled surrounds comprising panelled bath with electric shower over and glass screen enclosing, and pedestal wash hand basin.

Separate WC

Obscured glazed window to the side. Radiator. White w/c with dual push flush.

EXTERNALLY

To The Front

Double gates enclosing partially covered driveway providing off road parking for 3-4 vehicles. Path to the front door with storm porch over. Area laid to lawn. Outside tap. Pedestrian access to the rear. All enclosed by fencing and walling.

To The Rear

Good sized enclosed garden with private aspect comprising patio area to the immediate rear, large area laid to lawn with tree. All enclosed by fencing, walling and high hedgerow.

Garage

17'0" x 8'2" (5.20 x 2.50)

Up and over door to the front.

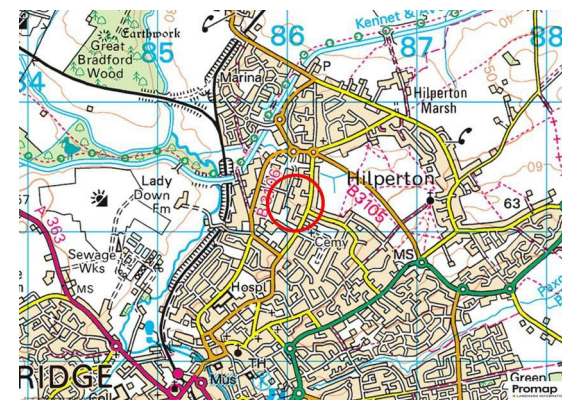
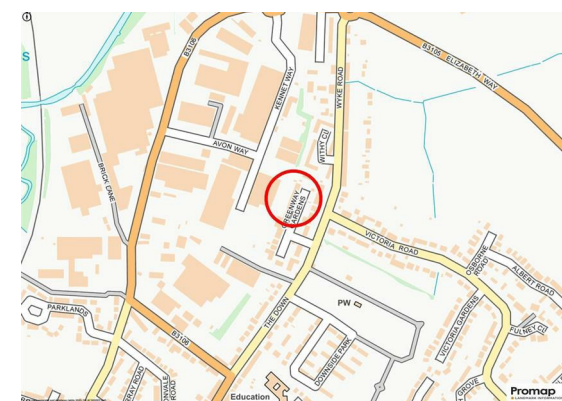
Shed/Workshop

10'9" x 8'2" (3.30 x 2.50)

Door and window to the side.



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




KINGSTONS
Trowbridge Office

5C-5D Fore Street, Wiltshire,
BA14 8HD

Contact

01225 777720
sales@kingstonstrowbridge.co.uk
kingstonstrowbridge.co.uk

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.