



## 29 Wyke Road

Trowbridge BA14 7NW

A deceptively spacious three bedroom terrace house situated within the well regarded Hilperton Marsh area of Trowbridge close to the K&A canal, shops, trading estate and Primary school. Accommodation comprises entrance porch, living room, kitchen/dining room, three bedrooms, modern shower room, UPVC double glazing and gas central heating. External features include enclosed west facing garden, single garage and driveway providing off road parking. Viewing is highly recommended - no onward chain.

**Guide Price £260,000**







## ACCOMMODATION

All measurements are approximate

### Entrance Porch

Obscured UPVC double glazed window and door to the front. Radiator. Coat hanging space. Fuse box. Obscured glazed window and door to the:

### Living Room

16'11 x 12'11 (5.16m x 3.94m)  
UPVC double glazed window to the front. Two radiators. Feature fireplace with wood mantle and marble surrounds with electric fire inset. Television point. Coving. Stairs to the first floor. Bi-fold doors to the:

### Kitchen/Dining Room

16'11 x 11'7 (5.16m x 3.53m)  
UPVC double glazed windows. UPVC double glazed door to the rear. Radiator. Range of wall, base and drawer units with tiled splash backs and granite work surfaces. Stainless steel sink drainer unit with mixer tap. Built-in electric cooker and four-ring hob with extractor over. Plumbing for washing machine and slimline dishwasher. Space for under counter fridge. Tiled flooring and coving. Space for table. Access to

## FIRST FLOOR

### Landing

Smoke alarm. Access to loft space. Coving. Panelled doors off and into: airing cupboard.

### Bedroom One

11'11 x 10'2 (3.63m x 3.10m)  
UPVC double glazed window to the front. Radiator. Coving.

### Bedroom Two

12'11 x 8'11 (3.94m x 2.72m)  
UPVC double glazed window to the rear. Radiator. Coving. Wall mounted Worcester boiler - installed 2021. Carbon monoxide alarm.

### Bedroom Three

7'3 x 6'10 (2.21m x 2.08m)  
UPVC double glazed window to the front. Radiator.

### Family Shower Room

Obscured UPVC double glazed window to the rear. Chrome towel radiator. Three piece white suite with tiled surrounds comprising corner shower cubicle with sliding doors enclosing, wash hand basin with cupboard under and w/c. Tiled flooring.

## EXTERNALLY

### To The Front

Block paved path to the front door. Areas laid to lawn and borders with a variety of plants and shrubs.

### To The Rear

Enclosed west facing garden comprising block paved patio area to the immediate rear with pergola over, block paved pathway leading to additional block paved seating area; and borders with a variety of plants and shrubs. Enclosed by fencing and walling with gated pedestrian access onto driveway.

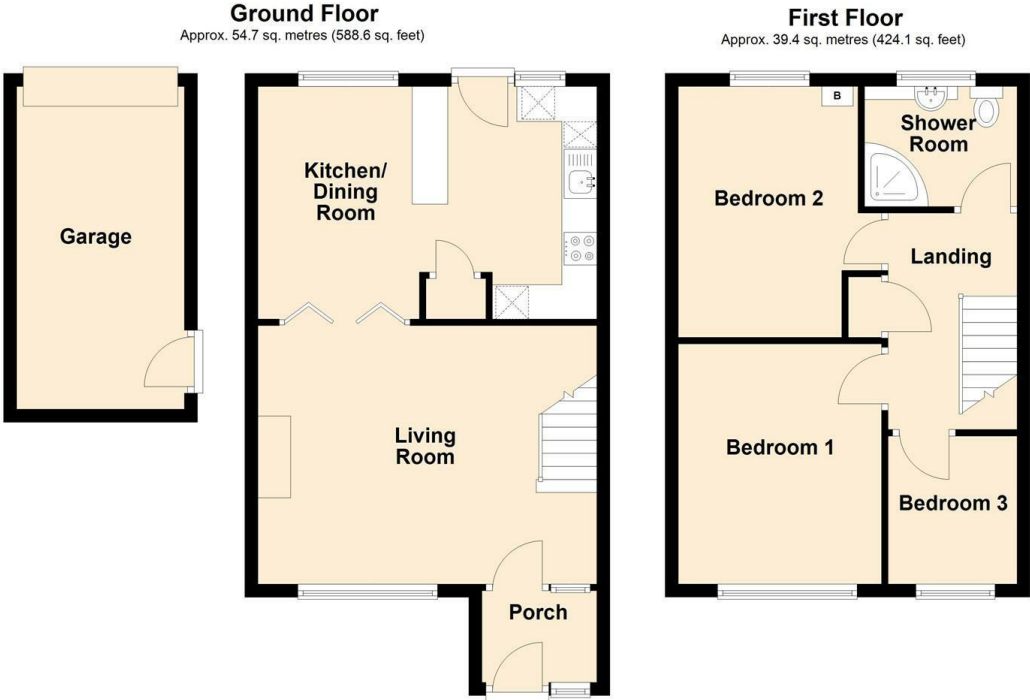
### Garage & Parking

16'2 x 8'5 (4.93m x 2.57m)  
Up and over door to the front. Power and lighting. UPVC double glazed door to the side. Parking space to the front.

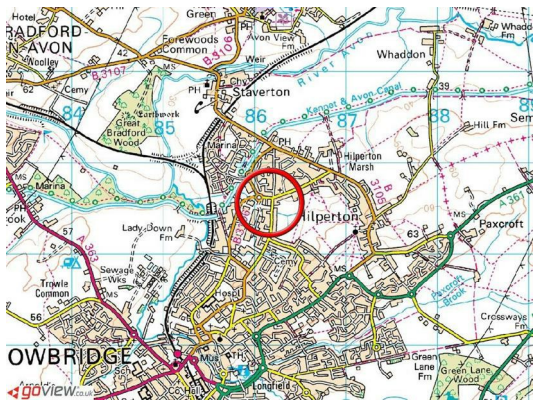
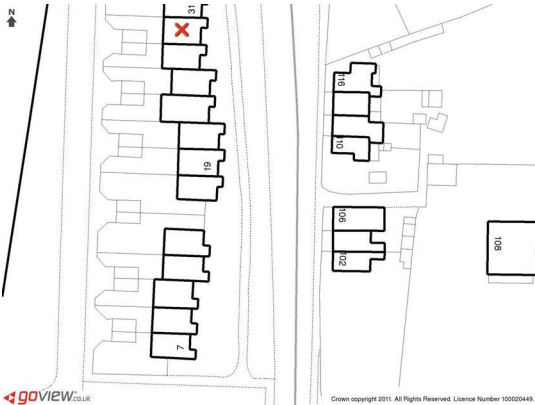




Tenure **Freehold**  
Council Tax Band **B**  
EPC Rating



Total area: approx. 94.1 sq. metres (1012.7 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.