



254 Hill Street

Hilpertown Trowbridge BA14 7RS

A fantastic opportunity to purchase a well presented and upgraded end of terrace house boasting plenty of period charm, high ceilings and open plan living; situated within the well regarded village of Hilpertown close to primary school, village hall and church. Standout features include fireplace with wood burning stove, two large reception rooms, modern kitchen with integrated appliances, 4 piece bathroom with free standing rolled top bath and separate shower, two double bedrooms and large attic room. Additional features include gas central heating with replacement Worcester combi boiler (2022), replacement uPVC double glazing (2023) and enclosed courtyard style garden. Viewing is highly recommended.

Offers Over £270,000





ACCOMMODATION

All measurements are approximate

Entrance Porch

Part glazed panelled door to the front. Mat-well. Coat hanging space. High level cupboard housing fuse box and electric meter. Panelled door to the:

Living Room

15'4" x 14'11" max (4.67 x 4.29 max)
Part UPVC double glazed window to the front. Radiator. Feature fireplace with stone hearth, wood mantle and wood burning stove inset. Television point. Oak solid wood herringbone wood flooring, exposed beam and inset LED spotlights. Steps and opening leading to the:

Dining Room

14'7" x 13'11" max (4.45 x 4.24 max)
Window to the rear. Two radiators. Exposed beam and inset LED spotlights. Smoke alarm. Stairs to the first floor. Breakfast bar. Cupboard housing boiler. Open plan to the:

Kitchen

13'5" x 6'8" (4.09 x 2.03)
UPVC double glazed window to the rear. Range of wall and base mounted units with wood effect rolled top work surfaces and metro tiled splash-backs. Ceramic single sink drainer unit with swan neck mixer tap. Built-in stainless steel fan assisted electric oven and four-ring gas hob with extractor hood over. Integrated slimline dishwasher. Plumbing for washing machine. Space for fridge/freezer. Quarry tiled flooring and inset ceiling spotlights. Stable door to the:



Rear Hall

8'3" x 4'5" (2.51 x 1.35)

Obscured UPVC double glazed door to the side. UPVC double glazed door to the rear. Electric heater. Double glazed atrium skylight. Quarry tiled flooring. Storage system. Coat hanging space.

FIRST FLOOR

Landing

UPVC double glazed window to the side. Radiator. Smoke alarm. Exposed beam. Double doors to airing cupboard housing recently installed Worcester combi boiler and shelving. Doors off and into: stairwell with stairs to the attic room.

Bedroom One

13'9" x 12'9" max (4.19 x 3.89 max)

Two part obscured UPVC double glazed windows to the front. Two radiators. Feature cast iron fireplace. Two built-in double wardrobes. Feature panelled wall, wall lights and exposed beam.

Bedroom Two

10'12" x 10'6" max (3.35 x 3.20 max)

UPVC double glazed window to the rear. Radiator. Built-in seat over bulk-head with bespoke cushion. Exposed beam.

Bath & Shower Room

Obscured UPVC double glazed window to the rear. Two Victorian style radiators. Four piece white Victorian style suite with part tiled surrounds comprising rolled top bath with shower mixer tap, corner shower cubicle with electric shower and sliding doors enclosing, pedestal wash hand basin

and w/c. Wood flooring and inset LED spotlights. Wall mounted cabinet. Extractor fan.

SECOND FLOOR

Attic Room

18'3" x 14'11" max (5.56 x 4.55 max)

UPVC double glazed windows to the rear and side with far reaching views towards Bradford on Avon. Victorian style radiator. Balustrade. Exposed brick chimney breast and beams. Door to store room with light.

EXTERNALLY

To The Rear

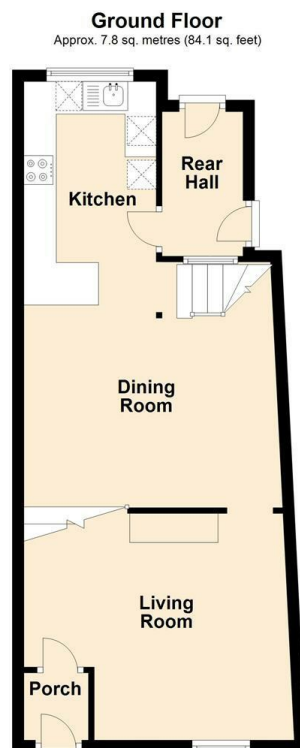
Enclosed rear courtyard style garden comprising area laid to bark chippings, mixed borders with a variety of plants and shrubs, and paved patio area. Outside tap. Enclosed by fencing and walling.

AGENTS NOTE:

The owner currently pays £5pcm for a permit to park at the village hall.



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



Total area: approx. 76.3 sq. metres (821.7 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.

