



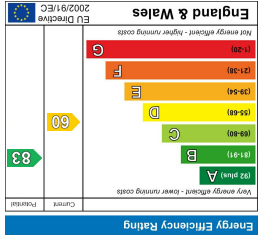
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Code of Practice
The Code of Practice on commercial leases recommends you seek professional advice from a qualified Surveyor, Solicitor or a Licensed Conveyancer before agreeing or signing a business tenancy agreement. The code is available from professional institutions and trade associations or through the website www.leasebusinesspremise.co.uk

Asbestos Regulations
It is the responsibility of the owner or tenant of the property, and anyone who has control over it (CAR 2006). The detection of asbestos and asbestos related compounds is beyond the scope of and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2006 (CAR 2006). Chase Buchanan and accordingly we recommend you obtain advice from a specialist source.



36 Hazel Grove
Trowbridge, Wiltshire, BA14 0JG
Guide Price £360,000

- Well Presented Detached Bungalow
- Detached Double Garage
- Corner Plot with Low Maintenance Gardens
- EPC Rating D
- Three Double Bedrooms
- Generous Living/Dining Room
- Popular Location
- Internal Viewing Recommended



Situation

Situated in an established and popular residential area just off Silver Street Lane on the south side of Trowbridge. There are local convenience stores nearby and the centre of Trowbridge is within a mile and a half away.

Trowbridge is the County Town of Wiltshire and offers a good range of schooling, great shopping, restaurants and leisure facilities including an Odeon multiplex cinema complex close by to Trowbridge Park. Trowbridge town centre offers a pedestrianised area with several well-placed superstores, The Shires shopping centre and generous parking opportunity. This is a characterful town surrounded by countryside and is well situated for access to the other locals towns, villages and the city of Bath. There is also a popular railway station providing regular services to Salisbury and Southampton to the south and within 20 minutes journey to Bath and onto Bristol and the northwest.

Description

Occupying a corner plot which has been landscaped for ease of maintenance consisting of gravel and paved areas, this well presented detached bungalow also benefits from a double garage with driveway parking on the side. The accommodation is well proportioned throughout benefitting from a generous living/dining room with triple aspect, a useful sun room to the rear and three double bedrooms. The kitchen is equip with integral eye level double oven and electric hob with spaces and plumbing for a washing machine, slimline dishwasher and a fridge. The sun room has power, light and additional storage space with a door onto the rear garden where there is also rear pedestrian access into the double garage. There is also a good sized shower room.

The rear garden is enclosed with gated access from both sides, one leading to the driveway, and is mainly paved with a covered seating area to the far end. There are raised flower beds of assorted shrubs and plants and a feature raised bed to the centre of the main garden area.

Accommodation

Porch
4'4" x 1'10" (1.34 x 0.57)
PVCu double glazed entrance door with adjoining obscured PVCu double glazed window. Obscure single glazed inner wood door and adjoining window into the entrance hallway.

Entrance Hallway
Laminate effect vinyl flooring. Radiator. Access to the attic space (fitted ladder and partially boarded). Airing cupboard with small fitted radiator.

Living/Dining Room
14'9" x 20'7" (4.50 x 6.29)
PVCu double glazed windows to the front, side and rear. Rear single glazed wood door into the sun room. Feature stone hearth with gas fireplace. Laminate effect vinyl flooring. Two radiators.

Kitchen
14'7" x 7'1" (4.45 x 2.16)
Range of matching wall and base units with rolled edge worksurfaces. Tiled splashbacks. Electric hob with wall mounted extractor above. Integral eye level double oven. Spaces and plumbing for white goods. Wall mounted gas combination boiler. Pvcu double glazed window to the rear. Single glazed wood door into the sun room.

Sun Room
17'2" x 5'11" (5.24 x 1.81)
Brick base construction with PVCu double glazed windows to the rear and side and PVCu side door leading onto the rear garden. Power and light. Built in double cupboard with shelving. Vinyl flooring. Radiator.

Bedroom One
12'10" x 10'2" (3.92 x 3.11)
PVCu double glazed window to the front and side. Range of built in bedroom furniture. Radiator.

Bedroom Two

12'0" x 10'3" (3.66 x 3.13)
PVCu double glazed window to the front. Radiator.

Bedroom Three

9'10" x 9'10" (3.01 x 3.02)
PVCu double glazed window to the rear. Radiator.

Shower Room

8'4" x 5'10" (2.56 x 1.80)
White suite with WC, wash hand basin and double shower with sliding entrance door. Tiled walls and flooring. Ceiling mounted extractor fan. Two obscure PVCu double glazed windows to the rear. Wall mounted electric heater. Radiator.

Externally

Double Garage
17'0" x 17'9" (5.20 x 5.43)
Electric roller full width garage door. Pitched roof. Workbench. Power and light. PVCu double glazed windows to the side and rear. PVCu double glazed door leading onto the rear garden.

Driveway parking to the front.

Front Garden

Encompassing the front and side of the plot up to the driveway, bordered by a low brick wall with gated entrance to the front path. Gated side access to the rear garden from both sides. Decoratively landscaped with gravel areas and inset sleepers and a corner bed of shrubs and plants.

Rear Garden

The enclosed rear garden has been designed for low maintenance and is majority paved with a rear border of raised flower beds offering an assortment of shrubs and plants and a feature central raised bed. A trellis breaks the garden into two parts leading up to a covered seating area. There is gated access to the front from both sides and into the double garage.

Tenure

Freehold with vacant possession on completion.

Council Tax

The property is in Band D with the amount payable for 2024/25 being £2432.60

Services

Main services of gas, electricity, water and drainage are connected. Central heating is from the combination gas fired boiler (not tested by Chase Buchanan).

Viewings

To arrange a viewing please call 01225 341504 or email trowbridge@chasebuchanan.co.uk

Code

26/03/2024 11174

