



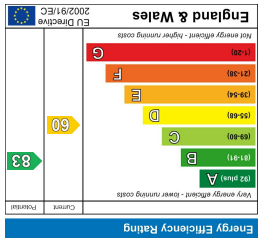
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**Code of Practice**  
The Code of Practice on commercial leases recommends you seek professional advice from a qualified Surveyor, Solicitor or a Licensed Conveyancer before agreeing or signing a business tenancy agreement. The code is available from professional institutions and trade associations or through the website [www.leasebusinesspremise.co.uk](http://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). The detection of asbestos and asbestos related compounds is beyond the scope of Chase Buchanan and accordingly we recommend you obtain advice from a specialist source.



37 Hazel Grove  
Trowbridge, Wiltshire, BA14 0JG  
£300,000

- CHECK OUT THE VIDEO LINK TO OUR 360' WALK THROUGH TOUR
- Three Bedrooms
- Gas Central Heating & PVCu Double Glazing
- Enclosed Rear Garden
- EPC Rating D / Council Tax Band D
- Attractive Detached Bungalow in Desirable Location
- Generous Lounge/Diner
- Garage & Driveway Parking
- Close to Local Shop
- No Onward Chain





## SITUATION

Hazel Grove is a sought after area of Trowbridge, the road lies between Sycamore Grove and Silver Street Lane. There is local shopping nearby and the centre of town is within half a mile. Trowbridge has excellent local amenities both for shopping and entertainment with a useful local rail service.

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

The property was built in the 1970's and has brick elevations under a tiled roof, with replacement double glazing and PVC fascias. The accommodation is surprisingly spacious, light and airy and is well laid out. The bungalow would benefit from some updating. There is a long drive to the side of the bungalow leading to the garage and a private level garden to front and rear.

NO ONWARD CHAIN

## DIRECTIONS

From the centre of Trowbridge take the Bradley Road sign posted to Westbury. At the roundabout turn right in to Silver Street Lane then first right again in to Sycamore Grove. Hazel Grove will be found on the left hand side.

## ACCOMMODATION

### ENTRANCE PORCH

Glazed door and side window to hall.

### ENTRANCE HALL

Radiator.

### LOUNGE/DINER

12'6" x 23'5" (3.81 x 7.14)

Having a fire place with fitted gas coal effect fire. Two radiators and windows to the front and side.

### KITCHEN

9'7" x 8'3" (2.92 x 2.51)

Having door to the garden and window to the rear. There is an internal glazed window to the lounge/diner. The kitchen is fitted with a range of matching cabinets with round edged laminated work tops and tiled splash backs. Stainless steel single drainer sink unit, four ring hob with cooker under. Plumbing and space for a washing machine.

### BEDROOM ONE

9'6" x 11'7" (2.9 x 3.53)

Radiator and window to the front.

### BEDROOM TWO

9'6" x 11'9" (2.9 x 3.58)

Radiator and window to the rear.

### BEDROOM THREE

9'6" x 8'1" (2.9 x 2.46)

Radiator and window to the side.

### BATHROOM

7'3" x 8'3" (2.21 x 2.51)

Having a white suite of panelled bath with shower fitting and folding screen, WC and basin with tiled splash backs. Airing cupboard. Radiator and window to the rear. Three recessed spot lights. Access to generous loft area with potential for conversion if required.

### EXTERNALLY

#### GARAGE

8'6" x 18'1" (2.59 x 5.51)

With up and over entrance door and personal door to the side.

#### FRONT GARDEN

To the front is a concrete drive which runs along the side of the bungalow to the garage where there is a gate to the back garden. The remainder of the front is bounded by a low wall with lawn and shrubs.

#### REAR GARDEN

The rear garden is level and enclosed with lawn, patio and summer house.

#### TENURE

Freehold with vacant possession on completion.

#### COUNCIL TAX

The property is in Band D with the amount payable for 2023/24 being £2280.91.

#### SERVICES

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

#### VIEWINGS

To arrange a viewing please call 01225 341504 or email [sales@kavanaghs.co.uk](mailto:sales@kavanaghs.co.uk)

#### CODE

11027 16/01/24

