



KINGSTONS



14 Hayes Close Trowbridge BA14 7ND

A deceptively spacious, two DOUBLE bedroom, house situated in a cul-de-sac location within the well regarded area of Hilperton Marsh, close to Kennet & Avon canal, garden centre/café, post office/shop and well regarded primary school. Whilst the property is in a habitable condition, it does require a programme of modernisation. Accommodation comprises entrance hall, kitchen, lounge/diner, two double bedrooms and bathroom. Benefits include UPVC double glazing, gas central heating with modern Worcester combi boiler, west facing private rear garden and allocated parking space. Offered for sale with no onward chain - ideal first time buy or investment. Viewing is highly recommended.

Offers Over £200,000



ACCOMMODATION

All measurements are approximate

Entrance Hall

UPVC double glazed door to the front.
Telephone point. Panelled doors off.

Kitchen

9'11 x 8'6 (3.02m x 2.59m)
UPVC double glazed window to the front.
Radiator. Range of wall and base mounted units with tiled splash-backs and rolled top work surfaces. Stainless steel single sink drainer unit with mixer tap. Built-in electric oven and hob with extractor over.
Plumbing for washing machine. Integrated fridge/freezer. Wood effect vinyl flooring.
Fuse box.

Lounge/Diner

17'3 x 12'0 (5.26m x 3.66m)
UPVC double glazed window and door to the rear. Radiator. Feature fireplace with electric fire. Thermostat. Television point.
Stairs to the first floor.

FIRST FLOOR

Landing

Panelled doors off.

Bedroom One

12'1 x 12'0 (3.68m x 3.66m)
UPVC double glazed window to the front.



Bedroom Two

12'0 x 11'1 max (3.66m x 3.38m max)

UPVC double glazed window to the rear. Access to loft space. Door to airing cupboard housing modern Worcester combi boiler and shelving.

Bathroom

Radiator. Three piece white suite with tiled surrounds comprising panelled bath with electric shower over, pedestal wash hand basin and w/c with dual push flush. Vinyl flooring. Extractor fan.

EXTERNALLY

To The Front

Storm porch over front door with entrance light. Area laid to paving. Small storage cupboard.

To The Rear

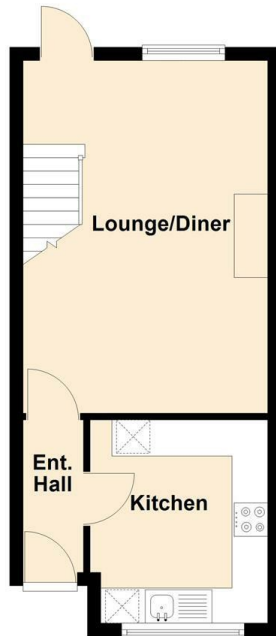
Enclosed west facing garden with private aspect comprising patio area to the immediate rear, area laid to lawn and borders with a variety of plants, trees and shrubs. Garden shed. Outside light. Enclosed by fencing with gated rear pedestrian access.

Allocated Parking Space

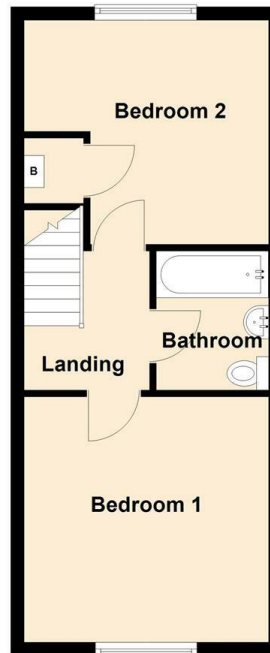


Tenure **Freehold**
Council Tax Band **B**
EPC Rating

Ground Floor
Approx. 30.0 sq. metres (322.9 sq. feet)



First Floor
Approx. 34.1 sq. metres (367.5 sq. feet)



Total area: approx. 64.1 sq. metres (690.4 sq. feet)




KINGSTONS
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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.