



17 Heddington Close

Trowbridge BA14 0LH

A fantastic opportunity to purchase an updated two double bedroom, semi-detached bungalow situated in a cul-de-sac position, off the well regarded Silver Street Lane close to bus stop, local shops and countryside walks. Well presented accommodation comprises entrance porch, living room, newly refitted kitchen/dining room; and bathroom. Renovations include new gas central heating system including internal pipes, radiators and combi boiler; and re-wired including consumer unit. Additional benefits include good sized private rear garden, UPVC double glazing, large garage and driveway for several vehicles. Offered for sale with no onward chain.

Guide Price £295,000





ACCOMMODATION

All measurements are approximate

Entrance Porch

UPVC double glazed door to the front with side panel window. Radiator. Wood effect vinyl flooring. Coat hanging space. Door to the:

Living Room

16'9" x 11'6" (5.10 x 3.50)

UPVC double glazed window to the front. Two radiators. Coving. Television point. Doorway to the:

Inner Hallway

Radiator. Access to loft space. Doors off and into:



Refitted Kitchen/Dining Room

10'10" x 10'6" (3.30 x 3.20)
UPVC double glazed windows to the rear and side. Two radiators. Range of modern wall, base and drawer units with tiled splash-backs and rolled top work surfaces. Stainless steel single sink drainer unit with mixer tap. Built-in high level stainless steel electric double oven. Built-in stainless steel four-ring gas hob with extractor hood over. Plumbing for washing machine and dishwasher. Space for fridge/freezer. Space for table. Modern wall mounted Worcester Bosch combi boiler. Wood effect vinyl flooring. Larder cupboard with shelving and light. Storage cupboard with shelving and light. UPVC double glazed door to the rear.

Bedroom One

12'12" x 10'4" (3.95 x 3.16)
UPVC double glazed window to the front. Radiator.

Bedroom Two

10'4" x 9'8" (3.16 x 2.94)
UPVC double glazed window to the rear. Radiator.

Bathroom

Obscured UPVC double glazed window to the rear. Radiator. Three piece white suite with part tiled surrounds

comprising panelled bath with mixer shower over, pedestal wash hand basin and w/c. Wood effect vinyl flooring.

EXTERNALLY

To The Front

Path to the front door with entrance light. Concrete and gravel driveway providing off road parking for several vehicles. Raised bed with a variety of plants and shrubs. Enclosed by fencing and walling.

To The Rear

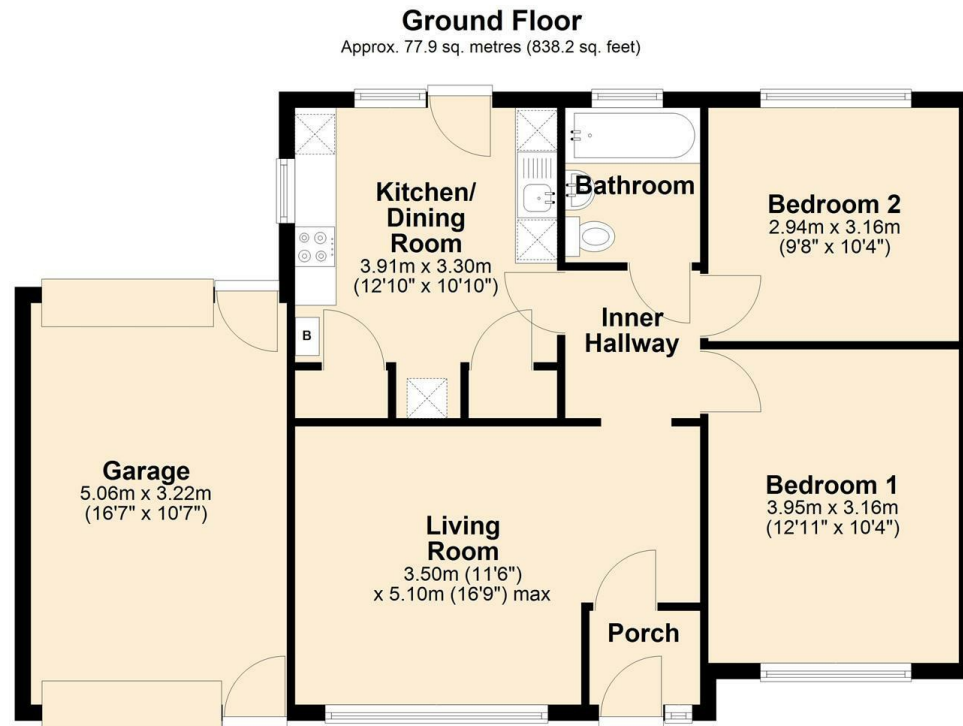
Good sized enclosed garden with private aspect comprising area laid to lawn, gravel area and mixed borders with a variety of plants and shrubs. Outside tap and light. All enclosed by fencing.

Garage

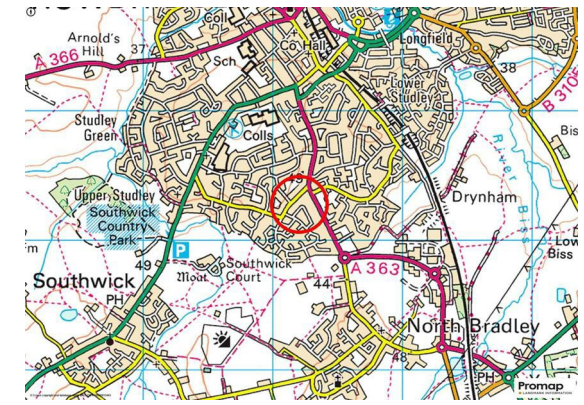
16'7" x 10'7" (5.06 x 3.22)
Up and over doors to the front and rear. Personal doors to the front and rear. Power and lighting.



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



Total area: approx. 77.9 sq. metres (838.2 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.