

TOWN&COUNTRY
ESTATES



7 Heeks Crescent, Trowbridge, Wiltshire, BA14 7UX

£1,100 PCM

LOCATION

The property is located in a set back position with a grass area and trees to the front and side. Situated within the Hilperton area of Trowbridge, Paxcroft Mead in a desirable family location, benefiting from the highly regarded Mead primary school, local shops to include a chemist and convenience store and family friendly pub. The playing fields, parks and bicycle paths of the Mead are also within a short walking distance of the property.

DESCRIPTION

This well represented two bedroom end of terrace home comprises a fabulous open plan kitchen/lounge/dining area, cloakroom, utility cupboard, kitchen and lounge/dining room. On the first floor there are two spacious bedrooms and the bathroom. Further benefits to the property include Upvc double glazing, gas central heating, garage and a well kept rear garden. We highly recommend an internal viewing.

OPEN PLAN KITCHEN/LOUNGE/DINING AREA 27'7" x 13'1"

This spacious open plan new build property offers 27' long accommodation on the ground floor. You enter the property through a Upvc double glazed obscure glazed entrance door. There is a Upvc double glazed window to the side, stairs leading to the first floor, doors leading to the cloakroom and utility cupboard.

CLOAKROOM

In the cloakroom there is an obscure Upvc double glazed window to the front, dual flush close couple W.C, pedestal wash hand basin, mosaic tiled splash backs, extractor fan and a radiator.

UTILITY CUPBOARD

The utility cupboard has plumbing for a washing machine and a wall mounted Ideal Logic Gas Combi Boiler supplying radiator heating and domestic hot water.

KITCHEN

The kitchen comprises a range of matching base and wall units with rolled top work surfaces, breakfast bar, stainless steel 1 ½ inset sink unit with chrome mono tap, Electrolux built in electric fan assisted oven, built in gas hob with stainless steel splash backs, integrated extractor fan and light over, plumbing for dishwasher, space for fridge and extractor fan.

LOUNGE/DINING ROOM

There are Upvc double glazed French doors with Upvc double glazed windows to each side leading to the rear garden/patio, T.V point, telephone point and a radiator.

FIRST FLOOR LANDING

On the first floor there is access to loft space, doors leading to two good sized double bedrooms, family bathroom, a radiator and smoke alarm.



BEDROOM ONE

13'2" x 11'11"

Bedroom one comprises a Upvc double glazed window to the rear, telephone point and a radiator.

BEDROOM TWO

13'2" x 9'7" min 8'4" max

In bedroom two there are two Upvc double glazed windows to the front and a radiator.

FAMILY BATHROOM

The family bathroom comprises a panelled bath with a chrome mains shower over, pedestal wash hand basin, dual flush close couple W.C, mosaic tiled splash backs, extractor fan and a radiator.

EXTERIOR

GARAGE

The garage is located to the side of the property with an up and over door to the front, storage in eaves, driveway to the front providing parking for two cars, power and light.

FRONT GARDEN

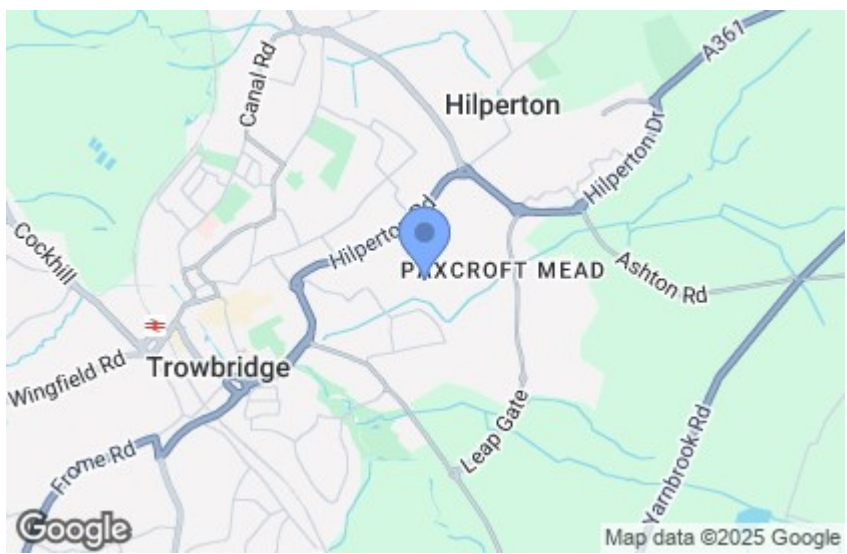
To the front of the property there is a pathway leading to the front door with a storm porch directly over, lawn area and an outside light.

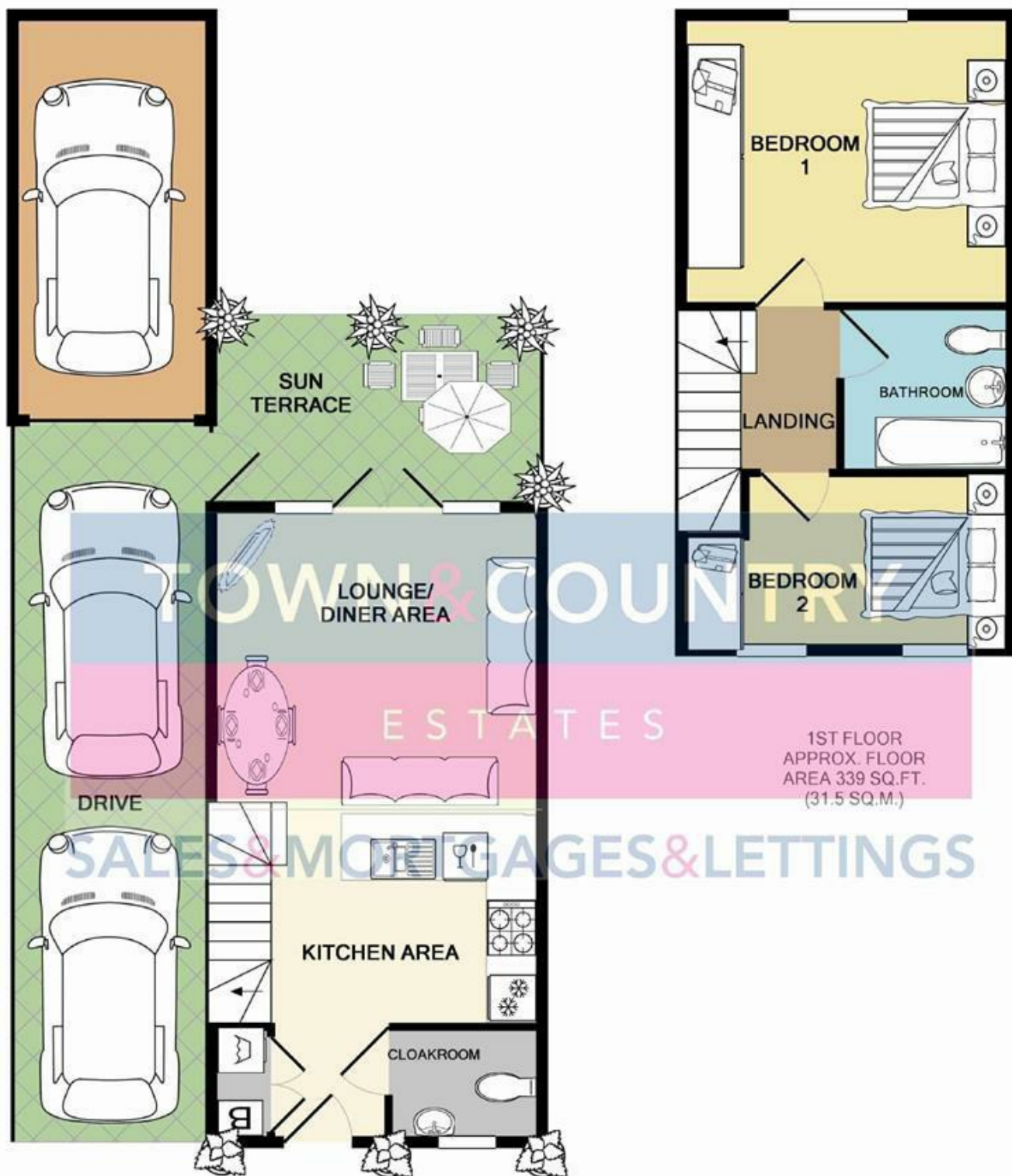
REAR GARDEN

The rear garden is enclosed by high wooden fencing benefiting from a patio area, lawn area, outside light, side gate leading to the garage and driveway.

ADDITIONAL INFORMATION

Council Tax Band - B





GROUND FLOOR
 APPROX. FLOOR
 AREA 468 SQ.FT.
 (43.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 807 SQ.FT. (75.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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1ST FLOOR
APPROX. FLOOR
AREA 339 SQ.FT.
(31.5 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 468 SQ.FT.
(43.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 807 SQ.FT. (75.0 SQ.M.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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