

TOWN&COUNTRY
ESTATES



Marsh Road, Trowbridge, BA14 7PP

£325,000

LOCATION

The property is located in the sought after Hilperton Marsh, on the edge of Trowbridge. Within easy walking distance to a local shop, well regarded primary school and the nearby Kennet and Avon canal, with lovely walks. Trowbridge itself offers busy town centre shopping centres, cinema complex with restaurants and a train station with direct links to Bath, Bristol and beyond.

DESCRIPTION

NO ONWARD CHAIN - A spacious three/four bedroom semi-detached home and annexe situated in a well regarded and sought after location. The ground floor of the main house has an entrance hall, spacious lounge, additional reception room and a large L shaped kitchen/dinner. On the first floor there are three bedrooms and a shower room. The annexe has an open plan living room/bedroom, shower room and small kitchen. Externally the property benefits from an enclosed rear garden and plentiful parking to the front.

PORCH

The property is entered through a sliding door into the front porch. The porch has tiled flooring, storage cupboard and a wooden door to the entrance hall.

ENTRANCE HALL

The entrance hall has a door to the living room and stairs to the first floor landing.

LIVING ROOM

14'11" x 11'11"

The living room has a UPVC double glazed window to the front, radiator, a gas fireplace on a brick heart with wooden mantel and an opening to the snug.

SNUG

8'11" x 8'11"

This additional reception area could be used as a cosy snug or even a work from home office space and has a radiator and opening to the large kitchen/diner.

KITCHEN/DINER

16'4" x 17'8" (max)

This large L shaped kitchen/diner has a radiator, UPVC double glazed sliding door to the rear, UPVC double glazed window to the rear, a matching range of wall base and drawer units with laminate worksurface, inset stainless steel sink, built in electric oven, inset electric hob with extractor over, space for washing machine, space for dishwasher, two storage cupboards/panties and an internal door to the annexe.

FIRST FLOOR LANDING

On the first floor landing there is a UPVC double glazed window, hatch to loft and doors to all rooms.

BEDROOM ONE

11'3" x 8'9"

Bedroom one has a radiator, UPVC double glazed window and large built in wardrobes.



BEDROOM TWO

10'9" x 8'5"

Bedroom two has a radiator, UPVC double glazed window and airing cupboard.

BEDROOM THREE

9'1" x 8'0"

Bedroom three has a radiator and UPVC double glazed window.

SHOWER ROOM

The fully tiled shower room has an obscured UPVC double glazed window, chrome heated towel rail, an enclosed mains fed shower, hidden cistern W.C and wash hand basin on a vanity unit.

ANNEXE LIVING ROOM/BEDROOM

20'4" x 9'6"

You enter the adjoined but self contained annexe via UPVC sliding doors to the front into a large open plan bedroom/living room. There is a radiator, storage cupboard, door to the shower room, door to the kitchen and sliding doors to the rear garden.

SHOWER ROOM

In the shower room there is an enclosed electric shower, wall mounted wash hand basin and low level W.C.

KITCHEN

The kitchen has a wall mounted cabinet, under counter cabinet, laminate worksurfaces with inset stainless steel sink and space for washing machine.

EXTERIOR

REAR GARDEN

The property benefits from a good size enclosed, hard standing rear garden.

FRONT

To the front of the property there is a large driveway suitable for multiple vehicles and a decorative gravel area.

ADDITIONAL INFORMATION

Council tax band C

The Gas Boiler has a Warranty up to 2030







GROUND FLOOR
809 sq.ft. (75.2 sq.m.) approx.

1ST FLOOR
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 1163 sq.ft. (108.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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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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