TOWN&COUNTRY
ESTATES



Heddington Close, Trowbridge, Wiltshire BA14 0LH

£250,000

LOCATION
The bungalow is located in a quiet area neighboring similar properties, within walking distance to local shops, Schools and regular buses into the town centre. Trowbridge itself offers busy town centre shopping, cinema complex with restaurants and a train station with direct links to Bath, Bristol and beyond.

DESCRIPTION
NO ONWARD CHAIN - A spacious two double bedroom semi-detached bungalow, in need of modernisation. The home occupying a pleasant position close to bus routes and local amenities, just off the sought after Silver Street Lane.
The accommodation comprises an entrance porch, living room, inner hall, kitchen/breakfast room, two double bedrooms, bathroom and garden room. Further benefits include uPVC double glazing, garage, a private enclosed rear garden and a gated drive.

ENTRANCE PORCH
You enter into the porch through a uPVC door with obscure glazed window to the side. There is a door and window opening to the living room.

LIVING ROOM
16'8" max x 11'9"
A large uPVC double glazed window to the front floods the living room with lot's of natural light, there is a fireplace with gas fire and back boiler, telephone point, TV point and a radiator. A doors leads to the inner hall.

INNER HALL
With access to the loft and doors to the kitchen/breakfast room, both bedrooms and bathroom.

KITCHEN/BREAKFAST ROOM
10'9" x 10'5"
There is a uPVC double glazed window to the rear, a range of matching base units with rolled top worksurfaces, inset sink, freestanding cooker, plumbing for a washing machine, space for a fridge/freezer, radiator, a uPVC double glazed door to the garden room and doors to a pantry and airing cupboard.

BEDROOM ONE
13'1" x 10'5"
Bedroom one has a uPVC double window to the front and a radiator.

BEDROOM TWO
10'5" x 9'6"
The second double bedroom has a uPVC double glazed window to the rear and a radiator.

BATHROOM
There is an obscure uPVC double glazed window to the rear, a panelled bath with an electric shower over, low level WC, pedestal basin, wall mounted heater, radiator and fully tiled walls.









EXTERIOR

GARDEN ROOM
10'2" x 6'2"
A useful additional storage space, with a window and door to the garden and internal door to the garage.

GARAGE
16'4" x 10'2"
The garage has a pedestrian door and up and over door to the front.

FRONT
Mainly laid to low maintenance gravel, the front of he bungalow has a dwarf wall, double iron gates opening to a drive, path to the front door and access to the garage.

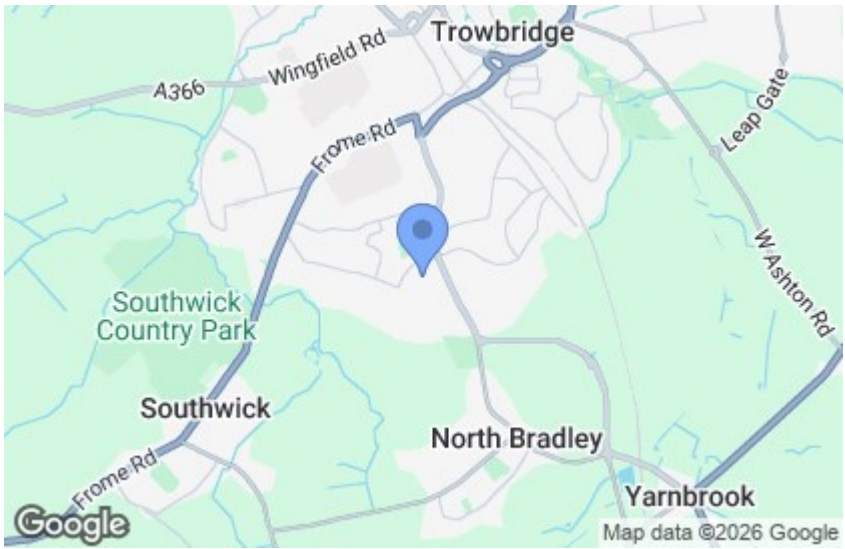
REAR GARDEN
The securely enclosed rear garden has a really private feel, with a paved path immediately from the rear of the property leading to a lawn with planted border and mature apple tree. The garden has an outside tap.

ADDITIONAL INFORMATION
Council Tax Band - C
EPC Rating - D









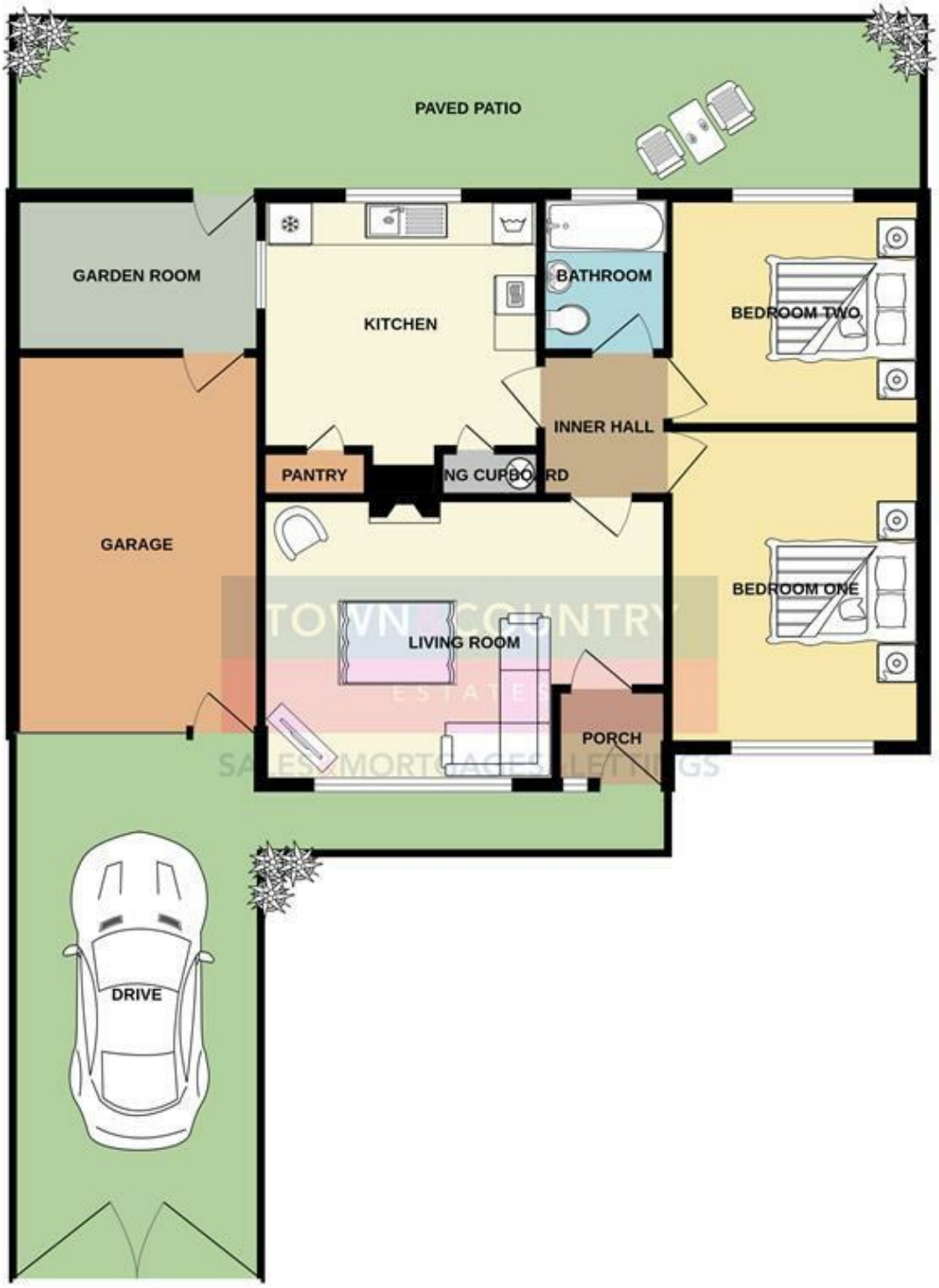



HOOVER



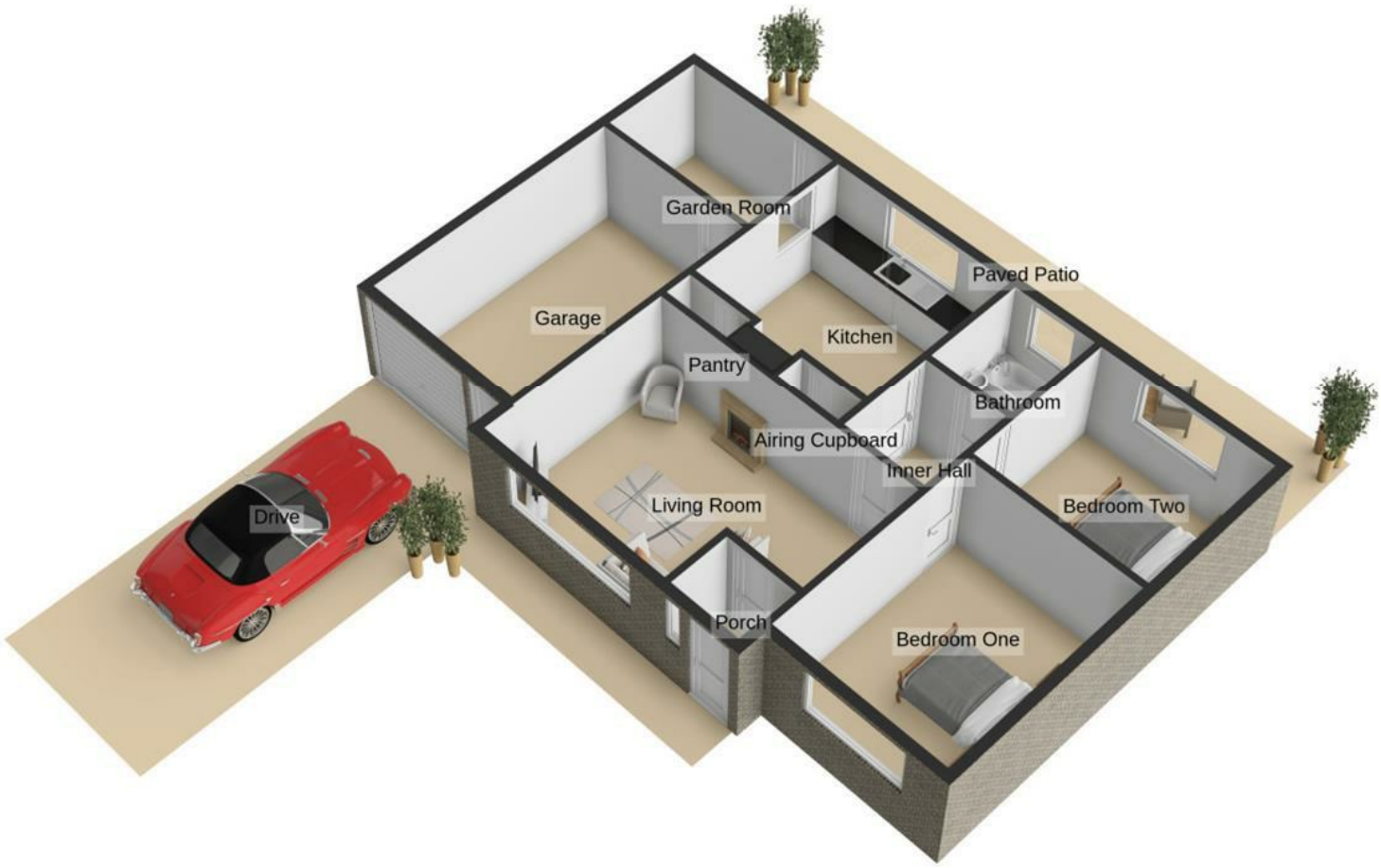


GROUND FLOOR



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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Ground Floor
863 sq.ft. (80.2 sq.m.) approx.



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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