



195 Cornbrash Rise

Hilperton Trowbridge BA14 7TU

A beautifully presented and updated, two bedroom end of terraced property situated within the highly regarded Cornbrash Rise close to wood & parkland walks, three primary schools, local shops and pub. The neutral interior comprises entrance hall, living room, refitted kitchen/dining room with quartz work surfaces, refitted bathroom, UPVC double glazing with fitted shutters and gas central heating.

External features include good sized low maintenance garden with private aspect, good sized attached garage and driveway providing off road parking. Early viewing is highly recommended as properties of this type and within this area always prove popular.

Guide Price £260,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

UPVC double glazed door to the front. Radiator. Wood effect flooring. Stairs to the first floor. Smoke alarm. Modern door to the:

Living Room

13'7" x 12'8" max (4.15 x 3.86 max)
UPVC double glazed window to the front with fitted shutters. Two radiators. Television point. Wood effect flooring and feature wall with panelling. Door to small understairs storage cupboard. Modern glazed door to the:

Refitted Kitchen/Diner

12'8" x 8'7" (3.86 x 2.62)
UPVC double glazed window to the rear. Radiator. Range of modern shaker style wall, base, drawer and larder units with under cupboard lighting, quartz work surfaces and splash-backs. Inset one and a half bowl sink unit with brass mixer tap and bevelled drainer. Built-in electric double oven and four-ring hob with extractor over. Plumbing for washing machine. Space for fridge/freezer. Breakfast bar. Wood effect flooring and inset ceiling spotlights. Double glazed panelled door to the rear.



FIRST FLOOR

Access to boarded loft space with fold-down ladder. Smoke alarm. Modern doors off and into: airing cupboard with radiator and shelving.

Bedroom One

10'9" x 10'3" (3.28 x 3.12)

Two UPVC double glazed windows to the front with fitted shutters. Radiator. Built-in double and triple wardrobes. Feature wall with panelling and inset ceiling spotlights. Television point.

Bedroom Two

9'10" x 5'10" (3.00 x 1.79)

UPVC double glazed window to the rear with fitted shutters. Radiator.

Bathroom

Obscured UPVC double glazed window to the rear. Radiator. Three piece white suite with part tiled surrounds comprising panelled bath with mains shower over and glass screen enclosing, wash hand basin with cupboard under and w/c with dual push flush. Vinyl flooring and inset ceiling spotlights. Extractor fan. Shaving point.

EXTERNALLY

To The Front

Storm porch over front door with entrance light. Driveway for two

vehicles. Gas and electric meters. Bin store.

To The Rear

Good sized, low maintenance garden with private aspect comprising large paved patio area to the immediate rear with gravel border and low level wall enclosing, area laid to artificial lawn and decked area. Outside light. Enclosed by fencing.

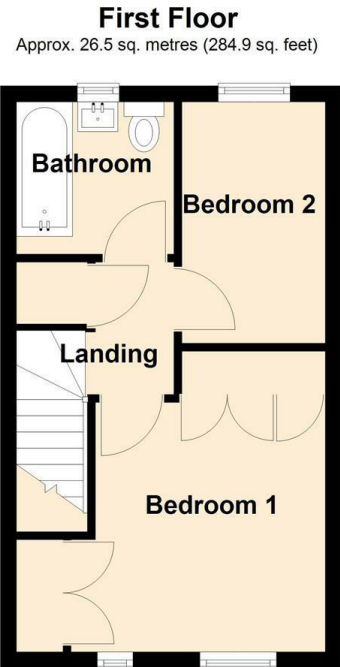
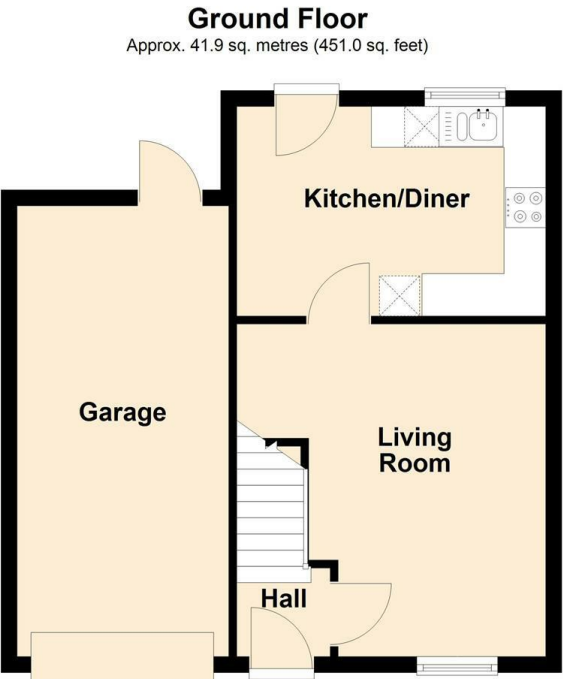
Garage

18'10" x 8'8" (5.75 x 2.65)

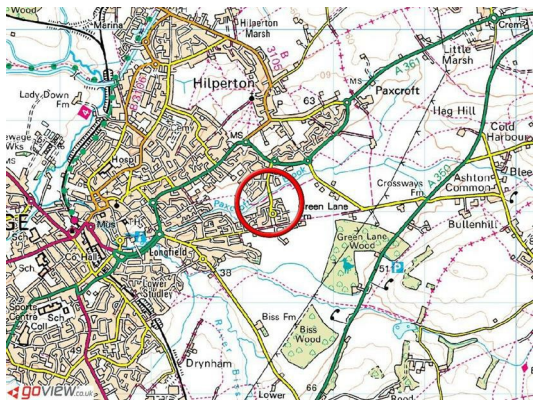
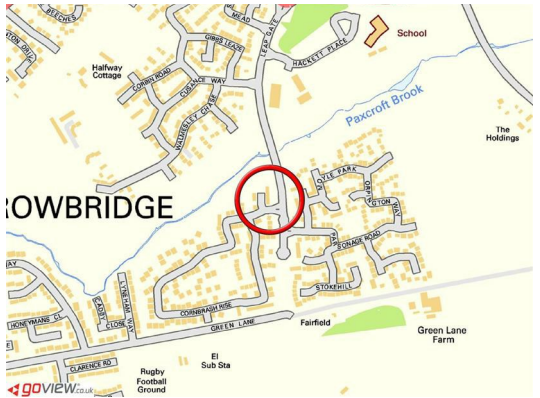
Up and over door to the front. Power and lighting. Eaves storage. Part glazed door to the rear.



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



Total area: approx. 68.4 sq. metres (735.9 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.