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41 Parsonage Road, Hilperton, Trowbridge, Wiltshire, BA14 7UD

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£235,000

A rare opportunity to purchase a modern, well presented, two double bedroom, mid terrace house with well enclosed garden, GARAGE and driveway parking, which enjoys a quiet, tucked away position on the popular Paxcroft Mead development.

- Modern, Mid Terrace House Built by Abbey Homes In 2014
- Two Double Bedrooms
- Neutral Décor Throughout
- Gas Central Heating & UPVC Double Glazing
- Excellent Order Throughout
- Ground Floor W.C/Cloakroom
- Well Enclosed, Easily Maintainable Garden
- Garage & Driveway Parking
- Popular Location, Close To Schools & Amenities
- NO ONWARD CHAIN

Freehold

EPC Rating C

A rare opportunity to purchase a modern, well presented, mid terrace house with well enclosed garden, GARAGE and driveway parking, which is set well back from the road, on the popular Paxcroft Mead development. NO ONWARD CHAIN

The property offers accommodation over two floors comprising; entrance hall with cloakroom off, kitchen with modern units, integrated washing machine and dishwasher, built in oven, hob and extractor, good sized sitting/dining room with understairs cupboard and French doors opening onto the rear garden, principle bedroom with built in cupboard, further double bedroom and a bathroom with white suite.

Externally; there is a small garden to the front which is partly enclosed by hedging. To the rear there is a private, well enclosed garden with artificial lawn, paved patio seating area, ornamental bushes and paved path to the side.

Single garage with up and over door to the front, situated under the coach house which is situated directly to the rear of the property. Block paved driveway in front of the garage for parking one vehicle.

**Situation**
Paxcroft Mead forms part of the popular village of Hilperton which is situated on the outskirts of Trowbridge and offers its own primary school, public house, church, village hall and is close to open countryside walks and the Kennet and Avon canal. The nearby village of Holt, offers further excellent pubs and the National Trust "Court gardens" with areas to relax and walk. Transport links include a regular bus service to Trowbridge where there is a main line train station offering easy access to the Georgian city of Bath (approximately 7 miles) and Bristol Temple Meads (approximately 18 miles).

**Property Information**
Council Tax Band; C

EPC Rating; C

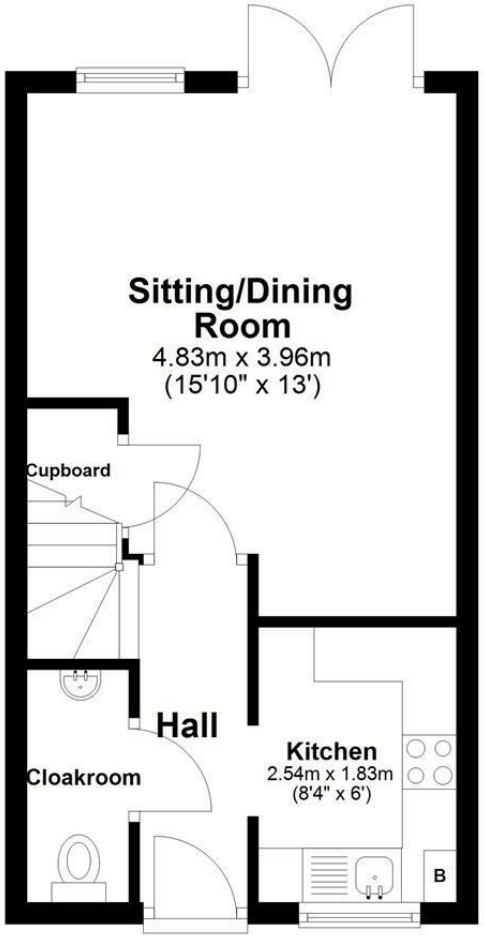
Tenure; The house is freehold and the garage is leasehold (remainder of a 999 year lease which commenced in 2014)

Mains Services

Gas Fired Central Heating & UPVC Double Glazing

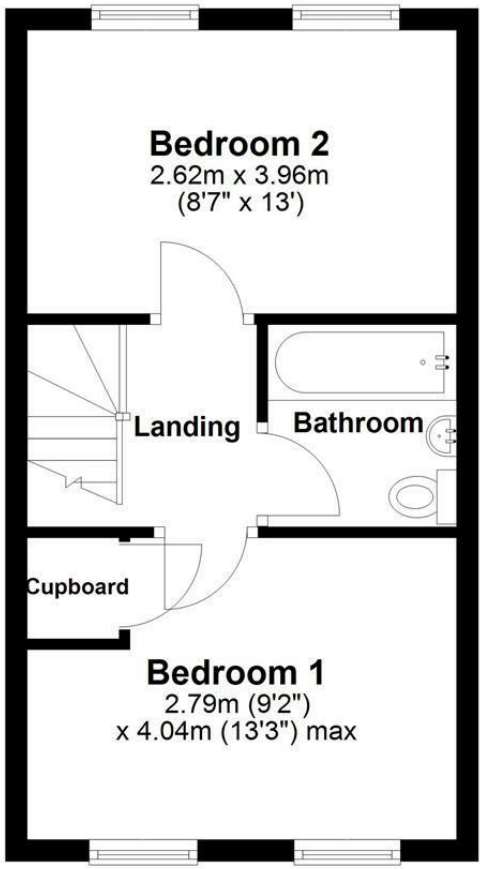
## Ground Floor

Approx. 29.6 sq. metres (318.8 sq. feet)




## First Floor

Approx. 29.8 sq. metres (321.0 sq. feet)




Total area: approx. 59.4 sq. metres (639.9 sq. feet)

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

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