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23 Stuart Close, Trowbridge, BA14 7NF

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Guide Price £215,000

A well presented two bedroom, semi detached house with private garden and driveway parking, which is situated on the edge of the popular village of Hilperton, within walking distance of the Kennet and Avon canal.

- Well Presented
- Semi Detached
- Two Bedrooms
- Rear Garden
- Off Street Parking
- Popular Location
- Walking Distance To The Kennet & Avon Canal
- Gas Central Heating
- Vendor Suited

Freehold

EPC Rating D









A well presented, semi detached house with private garden and driveway parking, which is situated on the edge of the popular village of Hilperton, within walking distance of the Kennet and Avon Canal.

The property comprises accommodation neatly arranged over two floors. An entrance hall welcomes you into the home which leads to the well proportioned sitting room located to the front of the house. To the rear of the house is the kitchen/breakfast room with modern units and space for appliances. A useful under stairs cupboard is excellent additional storage. Double doors lead out to the rear garden. Upstairs are two good sized bedrooms and a fully tiled bathroom with white fittings.

Externally to the front is driveway parking for two vehicles along with side access to the rear garden. The rear garden is mainly laid to lawn with a small patio area.

**Situation**
Hilperton is a popular village 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; B

EPC Rating; D

Freehold

Mains Services

Gas Fired Central Heating

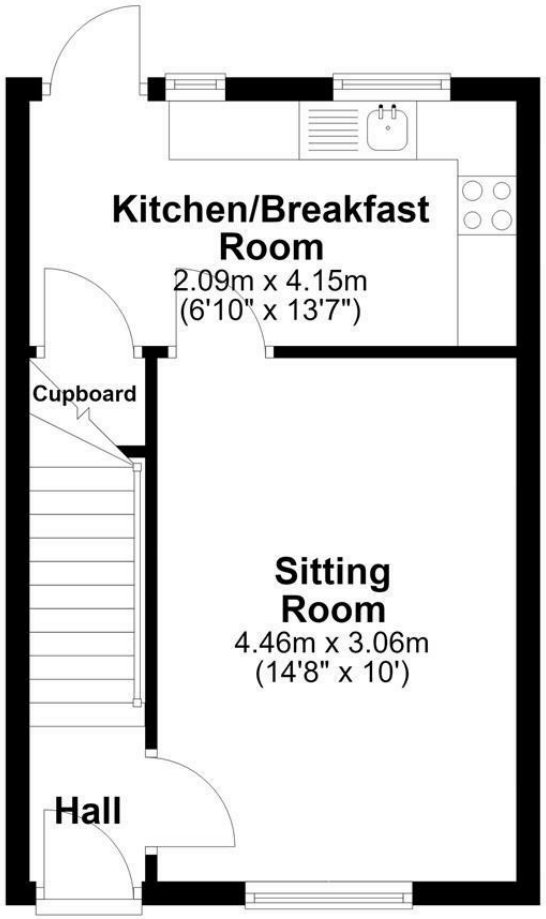






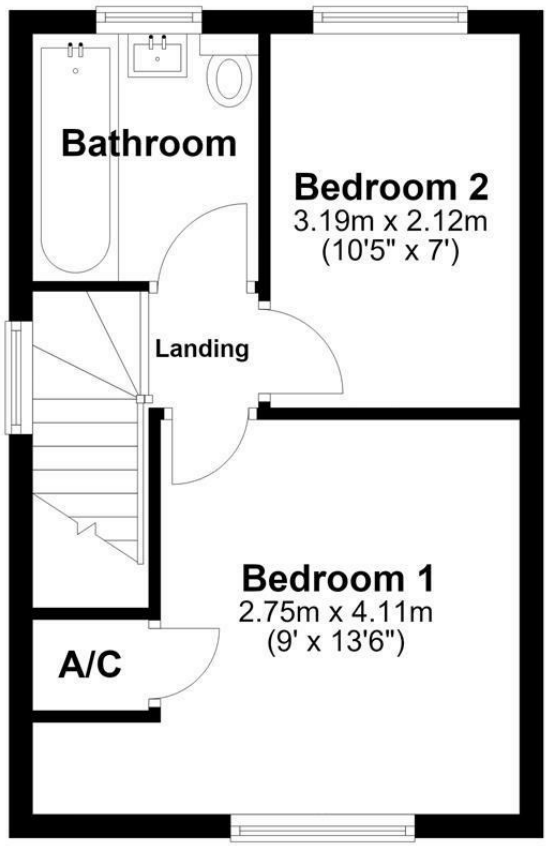
## Ground Floor

Approx. 27.6 sq. metres (296.8 sq. feet)




## First Floor

Approx. 27.6 sq. metres (296.8 sq. feet)




Total area: approx. 55.2 sq. metres (593.6 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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