



📍 55 Wyke Road, Trowbridge, Wiltshire, BA14 7NZ

🏠 Asking Price £250,000

A modern, smartly presented, three bedroom, end of terrace house with good sized, private garden, garage 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, End Of Terrace House
- Three Bedrooms
- Modern Kitchen & Bathroom
- UPVC Double Glazing & Gas Central Heating
- Good Sized, Private Garden
- Garage/Store & Driveway Parking
- Walking Distance To The Kennet & Avon Canal
- Vendor Suited

🏡 Freehold

🏠 EPC Rating C



A modern, smartly presented, end of terrace house with good sized, private garden, garage 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 offers excellent accommodation over two floors comprising; entrance hall, good sized sitting room, superb kitchen with modern units and some integrated appliances, conservatory opening onto the garden, three good sized bedrooms and a fully tiled bathroom with white suite.

Externally; there is a level, lawned garden to the front and to the rear there is a good sized garden with paved patio and timber decked seating areas and section of lawn. The garden is well enclosed and enjoys a good deal of privacy.

Integral, single garage with power and lighting, door to garden and personal door to the house. The garage is currently used as a store and there is a partition directly behind the garage door which could easily be removed if required. Driveway parking in front for one car.

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; C

EPC Rating; C

Freehold

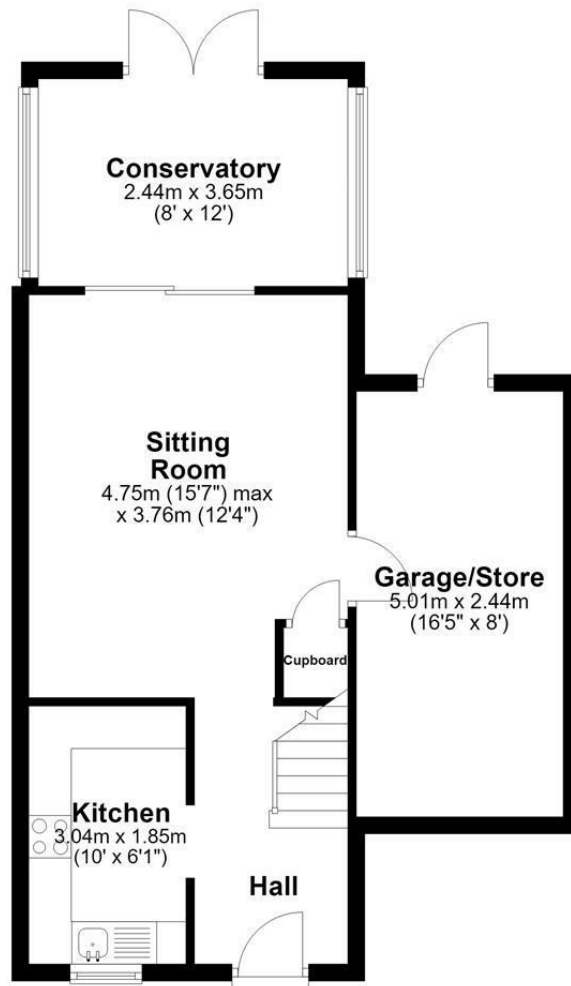
Mains Services

Gas Fired Central Heating



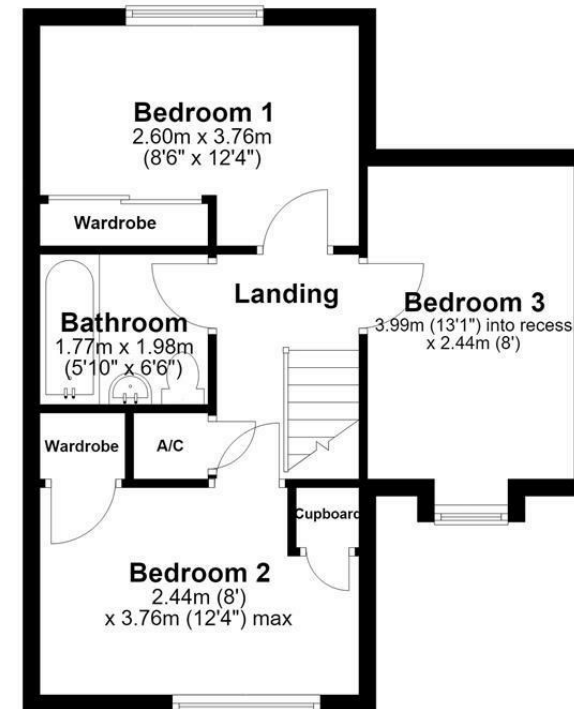
Ground Floor

Approx. 51.7 sq. metres (556.2 sq. feet)



First Floor

Approx. 38.4 sq. metres (413.8 sq. feet)
(excluding Cupboard)



Total area: approx. 90.1 sq. metres (970.0 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 firm's 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.