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ESTATE AGENT

Number 97, Church Street, Hilperton, BA14 7RL.

£225,000

This pretty village home offers comfortable & smartly presented accommodation & cottage garden. Offered with NO CHAIN.

The ground floor has a useful entrance hall which leads to the lengthy lounge dining room. This impressive reception space has a feature fireplace with wood burner, handsome stone walls & beams and two front windows. It measures a generous 18'8 x 13'7 and has a staircase to the first floor. At the rear of the house we have the smart modern kitchen with gas hob, electric oven, worktops & cupboards plus a breakfast bar and skylight. From here a door leads to the garden which has two patio seating areas, planted beds & borders plus a garden shed for tools and garden furniture. The garden's aspect is north west facing.

Upstairs is an impressive double bedroom spanning the width of the house, this has a feature fireplace and built in cupboards. The second bedroom is a smaller single looking onto the garden. Beside this is the bathroom with modern a white suite.

Local amenities include a pub – The Lion & Fiddle, village church, primary school, village hall & petrol station with shop. Trowbridge offers a broad range of shopping from independent retailers to national chains & supermarkets. We find a train station in town & good bus connections. There are primary schools, secondary schools & Wiltshire College. There are plenty of pubs, restaurants and an Odeon Cinema complex with parking nearby and the Arc Theatre for live entertainment. The area offers good countryside, canal & riverside walking. Bath offers city centre shopping, entertainment & night life just a train trip away.

- Pretty & attractively presented cottage
- Popular village near Trowbridge
- Large double & single bedrooms **EPC - C**
- Excellent reception with wood burner
- Smart modern kitchen
- lovely cottage garden **NO CHAIN**





Pretty village home

Comfortable accommodation

Enclosed cottage garden

