



96 Church Street

Hilperton Trowbridge BA14 7RL

A fantastic opportunity to purchase a charming, beautifully presented, two bedroom cottage situated within the highly regarded village of Hilperton close to St Michaels Church, recreation ground, village hall, public house and primary school. Accommodation comprises entrance porch, living room with wood burner, refitted kitchen/dining room with integrated appliances, conservatory, utility and refitted bathroom. Benefits include UPVC double glazing - fitted 2019, gas central heating with Worcester boiler - fitted 2022; and enclosed garden with private aspect and garden room. Early viewing is highly recommended.

Offers Over £250,000





ACCOMMODATION

All measurements are approximate

Entrance Porch

UPVC double glazed door to the front. Fuse box, gas and electric meters. Wood effect flooring. Panelled door to the:

Living Room

13'7" x 10'7" max (4.14 x 3.23 max)
UPVC double glazed window to the front. Radiator. Feature fireplace with marble hearth and wood burner inset. Television and telephone points. Dado rail and wall lights. Concealed stairs to the first floor. Thermostat. Carbon monoxide alarm. Wood effect flooring walk-way from porch leading to part glazed door to the:

Refitted Kitchen/Dining Room

13'2" x 12'10" max (4.01 x 3.91 max)
Internal UPVC double glazed window to the rear. Radiator. Extensive range of modern wall, base and drawer units with metro tiled surrounds, under cupboard lighting and wood effect rolled top work surfaces. Stainless steel single sink drainer unit with swan neck mixer tap. Freestanding cooker with stainless steel extractor hood over. Integrated dishwasher and fridge/freezer. Space for table. Wood effect flooring, part panelled walls and inset ceiling spotlights. Part glazed door to the:



Conservatory

12'0" x 10'0" (3.66 x 3.05)
UPVC double glazed and brick construction with French doors to the rear. Two radiators. Recessed shelf with spotlight. Wood effect flooring and wall lights. Door to the:

Utility

9'0" x 3'2" (2.74 x 0.97)
High level UPVC double glazed window to the side. Radiator. Plumbing for washing machine. Space for dryer. Worktop. Wall mounted Worcester boiler - fitted 2022.

FIRST FLOOR

Landing

Wooden balustrade. Radiator. Smoke alarm. Access to loft space. Panelled doors off and into:

Bedroom One

13'7" x 10'11" (4.14 x 3.33)
UPVC double glazed window to the front. Radiator. Feature cast iron fireplace. Built-in run of wardrobes with bi-fold doors enclosing. Television and telephone points.

Bedroom Two

9'0" x 8'0" (2.74 x 2.44)
UPVC double glazed window to the rear. Radiator.

Refitted 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. Exposed painted wood flooring and part panelled walls. Extractor fan. Panelled door to airing cupboard housing hot water tank.

EXTERNALLY

To The Rear

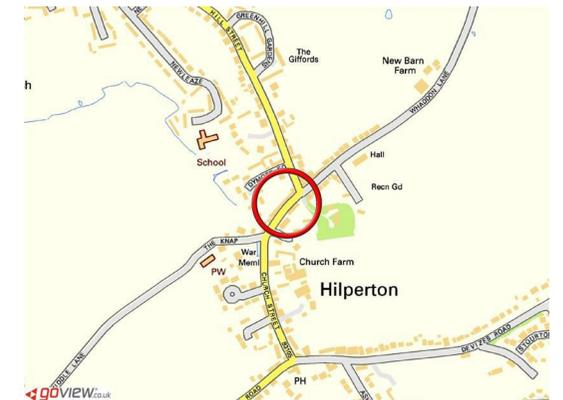
Enclosed rear garden with private aspect comprising paved patio area to the immediate rear with raised decked seating, area laid to lawn, raised bed with a variety of plants and shrubs; and additional paved area. 11ft x 7ft garden room with window and double doors to the front, and power. All enclosed by fencing and walling.

AGENTS NOTE:

Parking – Although there is no parking allocated with the property, we have been advised by the sellers that some local residents park directly outside their homes with access from a dropped kerb in the pavement. There is also an option to pay £5pcm for a permit to park at the village hall.



Tenure **Freehold**
Council Tax Band **A**
EPC Rating **D**




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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.