



KINGSTONS



28 Heeks Crescent

Hilperton Trowbridge BA14 7UW

A two DOUBLE bedroom semi-detached house situated within the well regarded Paxcroft Mead development close to parkland walks, shopping centre and well regarded primary school. The neutrally decorated interior boasts entrance hall with enclosed utility area, cloakroom, open plan fitted kitchen/living room with French doors into enclosed south-west facing garden, large master bedroom and bathroom. UPVC double glazed windows, gas central heating and tandem driveway providing off road parking. The property is also offered with the added benefit of no onward chain.

Guide Price £220,000





ACCOMMODATION

All measurements are approximate

Entrance Area

Part obscure double glazed door to the front. Television point. Vinyl flooring. Panelled door to the cloakroom. Double panelled doors to utility cupboard housing plumbing for washing machine, wall mounted boiler and fuse box. Opening to the kitchen.

Cloakroom

Obscured UPVC double glazed window to the front. Radiator. Two piece white suite comprising pedestal wash hand basin with tiled splash-backs and w/c. Vinyl flooring. Extractor fan.

Kitchen Area

13'1" x 9'3" (4.00 x 2.83)

Range of wall, base and drawer units with square edge work surfaces and splash-backs. Breakfast bar. Stainless steel one and a half bowl sink drainer unit with mixer tap. Built-in fan assisted electric oven and four-ring gas hob with stainless steel splash-back and extractor hood over. Space for fridge/freezer. Vinyl flooring. Stairs to the first floor. Open plan to the:



Living Area

14'5" x 13'1" (4.40 x 4.00)
UPVC double glazed windows and French doors to the rear. Radiator. Television point.

FIRST FLOOR

Landing

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

Bedroom One

13'3" x 11'10" (4.04 x 3.63)
UPVC double glazed window to the rear. Radiator. Telephone point.

Bedroom Two

13'2" x 8'3" max (4.03 x 2.54 max)
Two UPVC double glazed windows to the front. Radiator.

Bathroom

Radiator. Three piece white suite with extended tiled surrounds comprising panelled bath with mains shower over, pedestal wash hand basin and w/c. Vinyl flooring. Extractor fan.

EXTERNALLY

To The Front

Step and path to the front door with storm porch over. Gas and electric meters. Gated side pedestrian access

to the rear garden. Tandem driveway located opposite the property indicated by number.

To The Rear

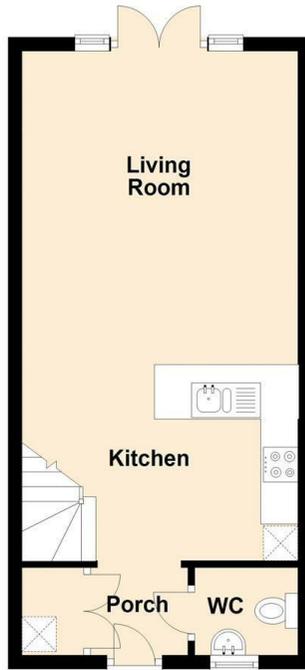
Enclosed south-west facing garden laid to lawn. Garden shed. Enclosed by fencing with gated side pedestrian access to the front.



Tenure **Freehold**
Council Tax Band **B**
EPC Rating **C**

Ground Floor

Approx. 34.8 sq. metres (374.6 sq. feet)



First Floor

Approx. 34.8 sq. metres (374.6 sq. feet)



Total area: approx. 69.6 sq. metres (749.2 sq. feet)




KINGSTONS
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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.