



26 Wyke Road

Trowbridge BA14 7NP

A deceptively spacious, two DOUBLE bedroom, stone faced end of terrace house situated within the well regarded village of Hilperton Marsh boasting 150ft garden, 6m x 3m garage and driveway. The property is close to K&A canal, garden centre/café, post office/shop and well regarded primary school. Viewing is highly recommended. Accommodation comprises entrance hall, living room, dining room, kitchen/breakfast room and bath/shower room.

Benefits include UPVC double glazing, gas central heating and no onward chain.

Offers Over £230,000



ACCOMMODATION

All measurements are approximate.

Entrance Hall

Obscured UPVC double glazed door to the front. Mat-well. Radiator. Dado rail. Stairs to the first floor. Fuse box and electric meter. Obscured glazed door to the:

Dining Room

13'5" x 11'9" (4.10 x 3.57)

Internal window and obscured glazed door to the kitchen/breakfast room. Radiator. Door to understairs storage cupboard. Wood effect flooring and coving. Opening to the:

Living Room

11'4" x 10'11" (3.46 x 3.33)

UPVC double glazed window to the front. Radiator. Feature open fireplace with electric fire. Television point. Wood effect flooring and coving.

Kitchen/Breakfast Room

14'11" x 9'11" (4.55 x 3.02)

Two UPVC double glazed windows to the rear. Radiator. Range of wall, base and drawer units with tiled splash backs and rolled top work surfaces. One and a half bowl sink drainer unit with mixer tap and drinking water tap. Built-in high level gas oven with electric grill. Built-in four-ring-gas hob (not working) with extractor over. Plumbing for washing machine. Space and vent for dryer. Space for fridge/freezer/ Breakfast bar. Vinyl flooring. Smoke alarm. Water softener. Fully obscured UPVC double glazed door to the rear.

FIRST FLOOR

Landing

Balustrade. Dado rail. Doors off and into:

Bedroom One

12'8" x 10'12" (3.85 x 3.35)

Two UPVC double glazed windows to the front. Radiator. Built-in run of wardrobes with cupboards over. Access to loft space. Television point.

Bedroom Two

13'3" x 8'1" (4.05 x 2.47)

UPVC double glazed window to the rear. Radiator. Built-in wardrobes with cupboards over. Additional storage cupboard. Airing cupboard with shelving and Ideal Logic boiler.

Bath & Shower Room

Obscured UPVC double glazed window to the rear. Radiator. Four piece suite with part tiled surrounds comprising panelled bath, shower cubicle, pedestal wash hand basin and w/c. Access to loft space.

EXTERNALLY

To The Front

Path to the front door with storm porch over. Area laid to lawn with mixed border. Enclosed by hedgerow and walling. Gas meter. Stated side pedestrian access to the rear.

To The Rear

Enclosed rear garden approx. 150ft in length comprising large block paved patio area to the immediate rear, mixed border and area laid to artificial lawn. Large

vegetable garden area, large timber framed fruit cage and two greenhouses. Outside tap. Outside light. Enclosed by fencing with gated pedestrian access to shared pathway to the front. Path leading the length of the garden to gated rear pedestrian access onto driveway.

Garage & Driveway

19'8" x 9'10" (6m x 3m)

Up and over door to the front. UPVC double glazed door to the side. Driveway to the front. Potential to create at least two further parking spaces.

AGENTS NOTE:

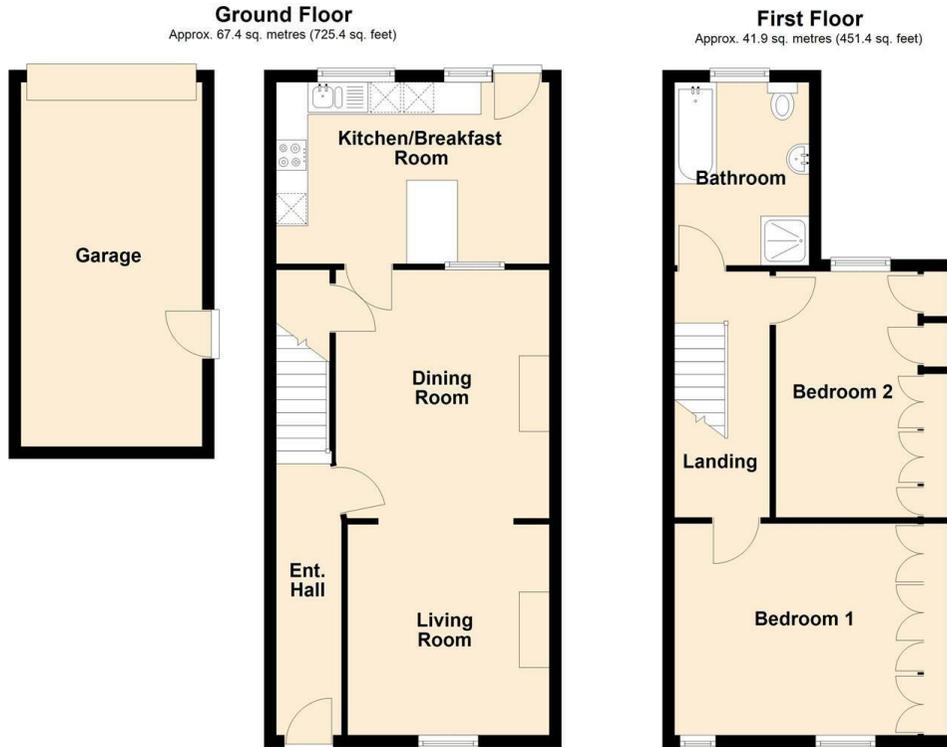
There is a pedestrian right of access across the rear of the property for neighbouring properties for the purpose of bikes, bins etc.

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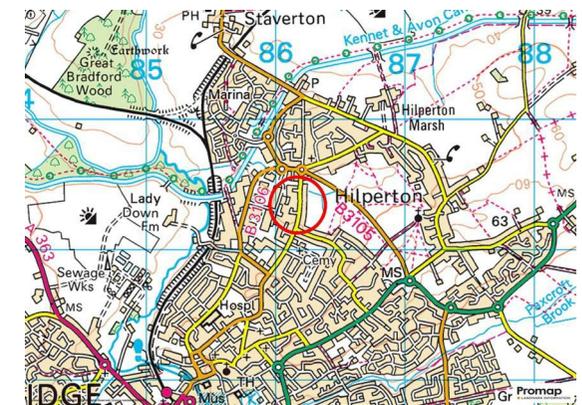
The vendor would like buyers to be aware that a new post will be fitted to the rear gate before exchange of contracts.



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



Total area: approx. 109.3 sq. metres (1176.8 sq. feet)




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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.