



10 Hanover Close Trowbridge BA14 7NE

A well presented two bedroom semi-detached property situated on a good sized plot with potential to extend (subject to PP), in the Hilperton Marsh area close to garden centre & café, historical K&A canal, post office & general stores. Freshly redecorated accommodation comprises entrance hall, lounge/dining room, modern kitchen and modern bathroom. Benefits include UPVC double glazing, gas central heating with modern combi boiler, good sized enclosed rear garden with private aspect and driveway providing off road parking for two vehicles. Offered for sale with NO ONWARD CHAIN - Ideal investment or first time buy.

Offers Over £220,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

Obscured UPVC double glazed door to the front. Radiator. Wood effect flooring. Stairs to the first floor. Smoke alarm. Fuse box. Panelled door to the:

Lounge/Dining Room

15'2" x 10'9" (4.62 x 3.27)

UPVC double glazed bay window to the front. Radiator. Television and telephone points. Wood effect flooring. Panelled door to the:

Kitchen

10'10" x 5'10" (3.29 x 1.77)

UPVC double glazed window and door to the rear. Radiator. Range of wall, base and drawer units with tiled splash-backs and rolled top work surfaces. Stainless steel single sink drainer unit with mixer tap. Built-in stainless steel electric oven and four-ring hob with stainless steel splash-back and extractor hood over. Plumbing for washing machine. Tiled flooring. Panelled door to understairs storage cupboard.

FIRST FLOOR

Landing

Access to loft space. Panelled doors off and into:

Bedroom One

10'10" x 9'11" (3.30 x 3.03)

UPVC double glazed window to the front. Radiator.

Bedroom Two

10'9" x 5'11" (3.28 x 1.80)

UPVC double glazed window to the rear. Radiator. Door to airing cupboard housing Ideal Logic combi boiler and shelving.

Bathroom

Obscured UPVC double glazed window to the side. Chrome towel radiator. Three piece white suite with fully tiled surrounds comprising panelled bath with mixer shower over and glass screen enclosing, pedestal wash hand basin and w/c with dual push flush. Tiled flooring. Mirrored medicine cabinet.

EXTERNALLY

To The Front

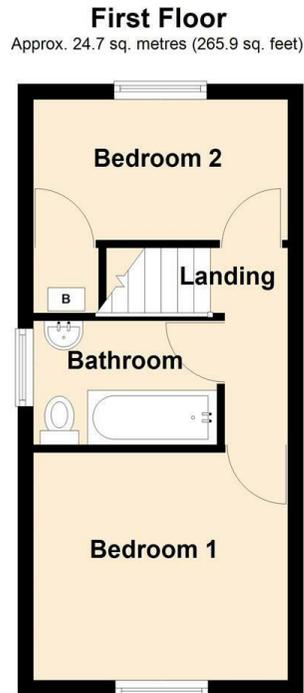
Path to the front door. Area laid to lawn. Space for bins. Driveway providing off road parking for two vehicles. Gated side pedestrian access to the rear.

To The Rear

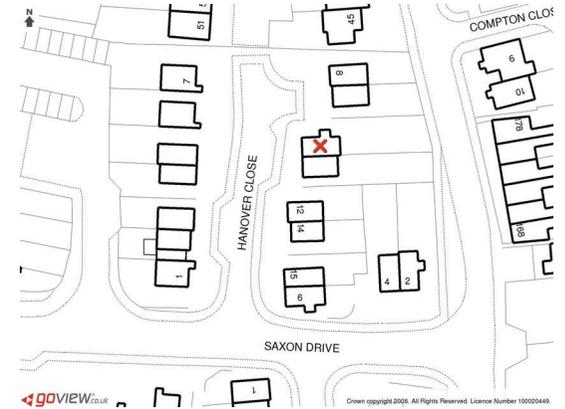
Good sized enclosed garden with private easterly aspect comprising paved patio area to the immediate rear, area laid to lawn and a variety of plants, trees and shrubs. Garden shed. Outside tap. All enclosed by fencing and walling.



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



Total area: approx. 52.1 sq. metres (560.3 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.