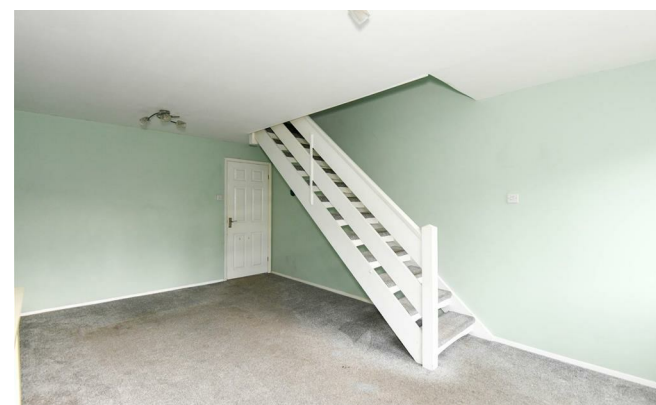




9 Hayes Close Trowbridge BA14 7ND

A two DOUBLE bedroom terrace house in a small cul-de-sac within the well regarded Hilperton Marsh area close to canal, countryside walks & primary school. This ideal first time or investment purchase boasts kitchen/breakfast room, good sized lounge/dining room and shower room. Benefits include UPVC double glazing, gas central heating, south facing garden with private aspect and allocated parking space. Viewing is highly recommended, no onward chain.

Offers Over £200,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

Obscured UPVC double glazed door to the front. Mat-well. Panelled door to the lounge/dining room. Opening to the:

Kitchen/Breakfast Room

9'6" x 8'7" (2.90 x 2.63)

UPVC double glazed window to the front. Radiator. Range of wall and base mounted units with tiled splash-backs and rolled top work surfaces. Stainless steel single sink drainer unit with mixer tap. Built-in stainless steel electric double oven and four-ring gas hob with extractor hood over. Plumbing for washing machine and dishwasher. Space for fridge/freezer. Breakfast bar. Tiled flooring.

Lounge/Dining Room

17'3" x 12'0" (5.27 x 3.68)

UPVC double glazed window and door to the rear. Radiator. Feature electric fireplace. Television and telephone points. Stairs to the first floor.



FIRST FLOOR

Landing

Panelled doors off and into:

Bedroom One

12'0" x 11'9" (3.67 x 3.60)
UPVC double glazed window to the front. Radiator. Built-in run of wardrobes with sliding doors enclosing.

Bedroom Two

11'11" x 10'11" max (3.65 x 3.35 max)
UPVC double glazed window to the rear. Radiator. Built-in over-stairs airing cupboard housing Worcester Bosch combi boiler and shelving. Access to loft space.

Modern Shower Room

Chrome towel radiator. Three piece white suite with aqua-board surrounds comprising large shower cubicle with shower over and sliding doors enclosing, wash hand basin with cupboard under and w/c. Vinyl flooring. Extractor.

EXTERNALLY

To The Front

Path to the front door with storm porch over. Area laid to lawn. Small storage cupboard.

To The Rear

Good sized enclosed, south facing garden with private aspect comprising decked area to the immediate rear and

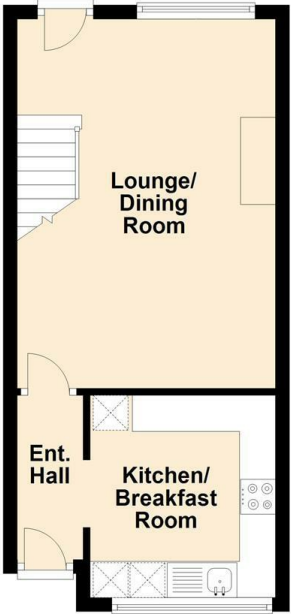
area laid to lawn. Enclosed by fencing and walling with gated rear pedestrian access.

Allocated Parking Space

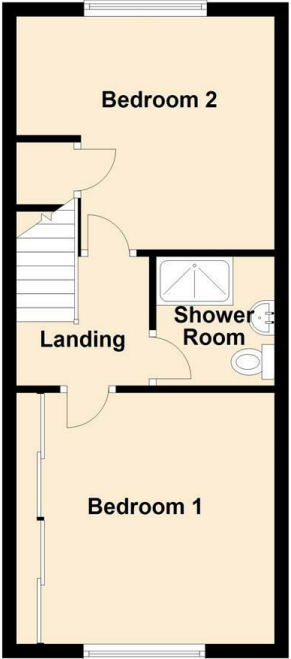


Tenure **Freehold**
Council Tax Band **B**
EPC Rating **C**

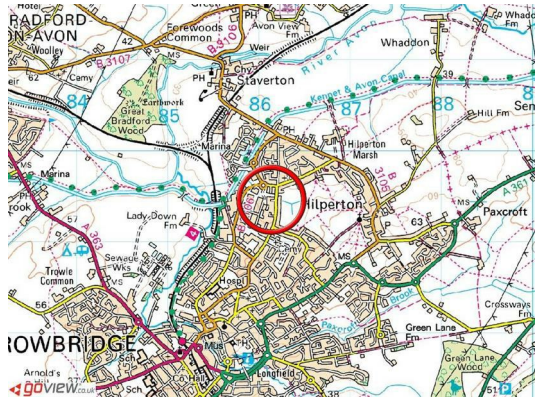
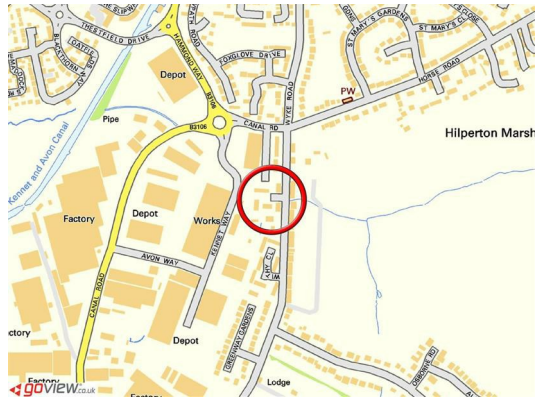
Ground Floor
Approx. 30.2 sq. metres (324.6 sq. feet)



First Floor
Approx. 33.3 sq. metres (358.8 sq. feet)



Total area: approx. 63.5 sq. metres (683.5 sq. feet)




KINGSTONS
Trowbridge Office

5C-5D Fore Street, Wiltshire,
BA14 8HD

Contact

01225 777720
sales@kingstonstrowbridge.co.uk
kingstonstrowbridge.co.uk

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.