



## 185 Cornbrash Rise

Hilpertown Trowbridge BA14 7TU

A well presented two bedroom terraced property within the popular Paxcroft Mead development close to parkland walks, beautiful Green Lane woods, shops and two well regarded primary schools. Accommodation comprises entrance hall, living room, refitted kitchen/dining room and refitted bathroom. Benefits include UPVC double glazing, gas central heating, enclosed rear garden, driveway providing off road parking for two vehicles. Ideal first time or investment purchase. Offered for sale with no onward chain - early viewing recommended.

**Guide Price £220,000**





## ACCOMMODATION

All measurements are approximate

### Entrance Hall

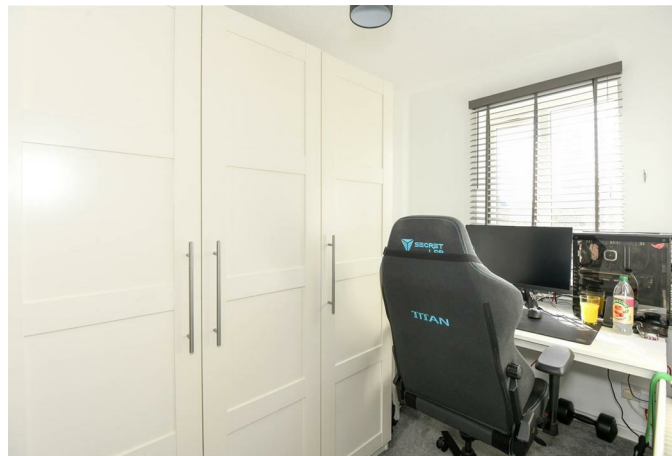
Obscured double glazed door to the front. Radiator. Stairs to the first floor. Fuse box. Panelled door to the:

### Living Room

13'6 x 12'9 max (4.11m x 3.89m max)  
UPVC double glazed window to the front. Two radiators. Television and telephone points. Wood effect flooring. Panelled door to the:

### Refitted Kitchen/Diner

12'9 x 8'7 (3.89m x 2.62m)  
UPVC double glazed window to the rear. Radiator. Range of wall, base and drawer unit with tiled surrounds and rolled top work surfaces. Single sink drainer unit with mixer tap. Built-in electric oven and four-ring gas hob with extractor hood over. Plumbing for washing machine and dishwasher. Space for fridge/freezer. Space for table. Modern wall mounted boiler. Wood effect flooring. Double glazed door to the rear.



## FIRST FLOOR

### Landing

Radiator. Access to loft space. Panelled doors off and into: airing cupboard housing hot water tank and shelving.

### Bedroom One

10'10 x 10'5 (3.30m x 3.18m)  
Two UPVC double glazed windows to the front. Radiator. Panelled door to built-in cupboard. Wardrobe recess.

### Bedroom Two

6'0 x 9'9 (1.83m x 2.97m)  
UPVC double glazed window to the rear. Radiator. Wardrobe recess.

### Refitted Bathroom

Obscured UPVC double glazed window to the rear. Radiator. Three piece white suite with part tiled surrounds comprising panelled bath with electric shower over and glass screen enclosing, wash hand basin with cupboard under and w/c. Shaving point and extractor fan. Vinyl flooring.

## EXTERNALLY

### To The Front

Storm porch over front door with entrance light. Brick built bin store. Tarmac double driveway providing off road parking.

### To The Rear

Enclosed west facing garden comprising decked area to the immediate rear and area laid to gravel. Garden shed. All enclosed by fencing with gate to the rear.



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

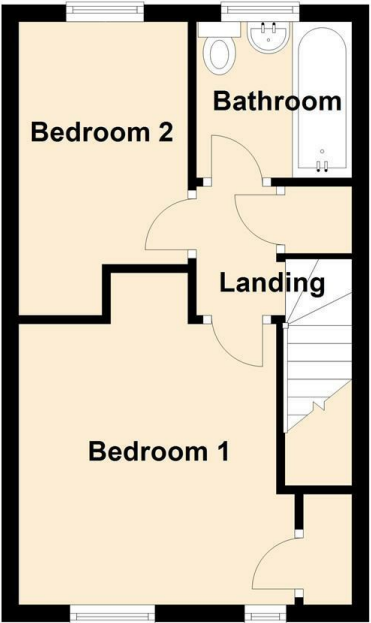
**Ground Floor**

Approx. 26.8 sq. metres (288.7 sq. feet)



**First Floor**

Approx. 26.8 sq. metres (288.7 sq. feet)



Total area: approx. 53.6 sq. metres (577.5 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.

