



**Wrights**  
01225 755553

Marsh Road, Trowbridge, Wiltshire, BA14 7PP

£350,000

Situated in the sought after village of Hilperton on the outskirts of Trowbridge, this spacious three bedroom semi detached property offers spacious and versatile accommodation, including a self contained annexe with lounge/bedroom, kitchen and shower room.

Features include gas central heating, PVCu double glazing, driveway parking for at least two vehicles, and a generously sized, low maintenance rear garden enjoying a good degree of privacy.

Offered for sale with no onward chain, this is an excellent opportunity in a desirable location.



**Spacious three bedroom  
semi detached property**

**Additional ground floor  
Annexe**

**Spacious Lounge and  
study area**

**Kitchen/Diner**

**Gas central heating**

### **Situation**

The property is situated within the sought after village of Hilperton on the outskirts of Trowbridge.

The town centre of Trowbridge is within easy reach, providing excellent shopping and leisure facilities, a multiplex cinema, numerous pubs and restaurants.

Access to London by train is direct via Westbury (5 miles) and indirect via Trowbridge. The World Heritage City of Bath is also just 11 miles away, famed for its shopping, period buildings and many places of cultural interest.

**PVCu double glazing**

**Driveway parking for at  
least two vehicles**

**Generous and low  
maintenance rear garden**

**Sought after location**

**No onward chain**





The main property comprises

### Ground Floor

#### Entrance Porch

With tiled flooring and built in storage cupboard.

#### Entrance Hall

With stairs to the first floor.

#### Lounge

*14' 11" x 11' 11" (4.55m x 3.63m)*

With radiator, gas fire with brick surround and PVCu double glazed window to the front.

#### Study area

*8' 10" x 8' 1" (2.69m x 2.46m)*

With radiator and archway to Kitchen/Diner.

#### Kitchen/Diner

*16' 11" x 17' 0" (5.16m x 5.18m) max L shaped room*

With a range of eye level and base units, worktops with tiled splash backs, integrated electric oven and hob with extractor hood over, washing machine, dishwasher, cupboard housing space for fridge/freezer, inset sink unit, built in storage cupboard, PVCu double glazed window to the rear and PVCu sliding doors to the rear garden.

### First Floor

#### Landing

With loft hatch and PVCu double glazed window to the side.

#### Bedroom 1

*11' 7" x 9' 2" (3.52m x 2.79m)*

With a range of wardrobes, radiator and PVCu double glazed window to the rear.

#### Bedroom 2

*8' 6" x 10' 10" (2.59m x 3.29m)*

With a range of wardrobes, cupboard housing hot water cylinder, radiator and PVCu double glazed window to the front.

#### Bedroom 3

*9' 2" x 7' 11" (2.79m x 2.41m) max*

With radiator and PVCu double glazed window to the front.

#### Shower Room

With tiled flooring and walls, suite comprising shower enclosure with mains rainfall shower, W.C and hand basin with vanity unit, heated towel rail and obscured PVCu double glazed window to the rear.

## The Annexe comprises

### Lounge/Bedroom

9' 5" x 20' 3" (2.87m x 6.18m) max

With PVCu sliding patio door to the front, two radiators, built in wardrobe and PVCu sliding patio door to the rear.

### Kitchen

4' 2" x 8' 0" (1.26m x 2.45m)

With a range of eye level and base units, worktops and tiled splash backs, sink/drain unit, wall mounted gas boiler and PVCu double glazed window to the side.

### Shower Room

With suite comprising shower enclosure with electric shower, low level W.C and hand basin.

### Externally

#### To the front

A large tarmac driveway provides off road parking for several vehicles next to an area laid to gravel.

#### To the rear

The generous, low maintenance rear garden is predominantly laid to paving and enclosed by timber fencing. Decorative stone features and planters add character, while the layout provides an excellent blank canvas for buyers wishing to personalise the space.

### Tenure

The property is sold as Freehold.

### Council tax

Main property : Band C

Annexe: Band A (currently separately banded) The annexe is classed as an independent dwelling for council tax purposes.

If a buyer prefers to incorporate the annexe back into the main house, they can apply to the Valuation Office to have the property re-banded as a single dwelling.

### Services

Mains gas, electricity, water and drainage are connected. The property is heated by a gas fired central heating boiler to radiators. Please note that the Agent has not tested any appliances.

### Broadband

Ultrafast broadband is available (source - Ofcom) Predicted maximum download speed - 1800Mbps

### Mobile phone coverage

Outdoor coverage is likely - source Ofcom.

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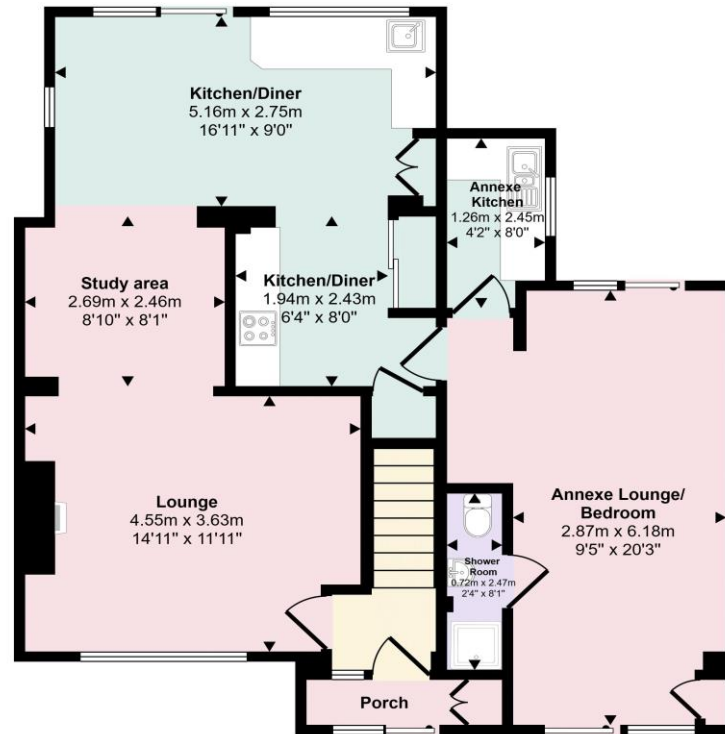


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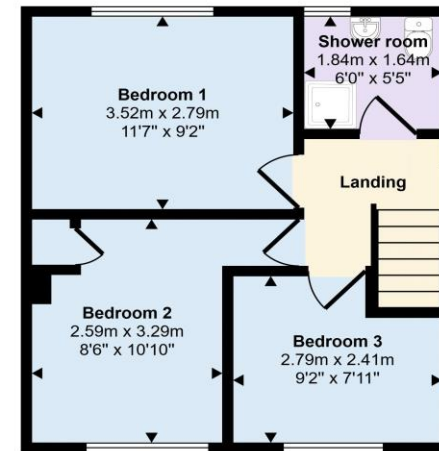
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Approx Gross Internal Area  
113 sq m / 1214 sq ft



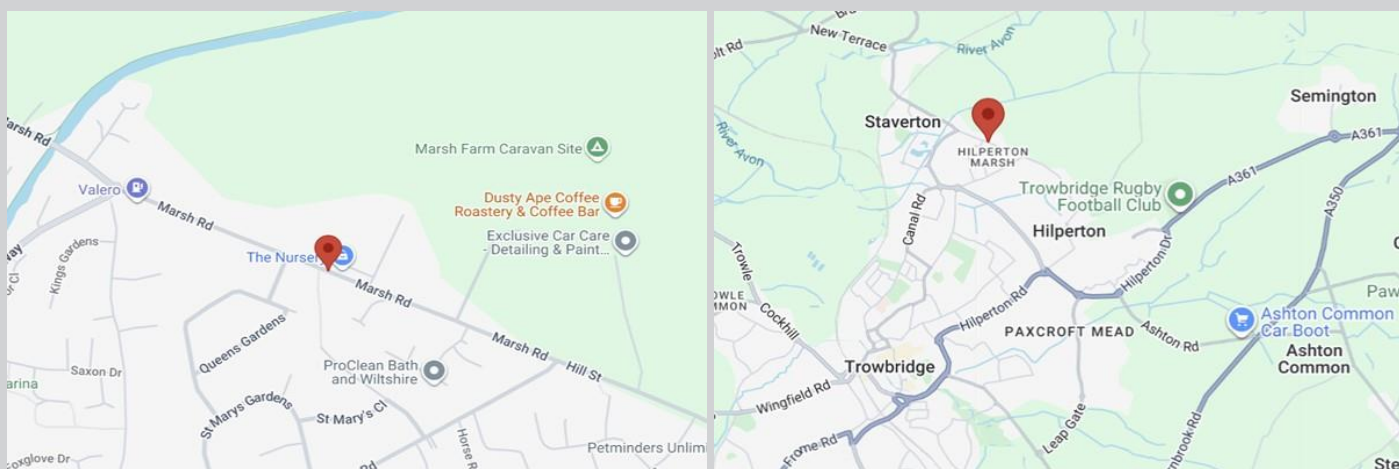
Ground Floor  
Approx 79 sq m / 850 sq ft



First Floor  
Approx 34 sq m / 364 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.







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## Disclaimer

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