



**304A Marsh Road, Hilperton Marsh
Trowbridge, Wiltshire BA14 7PL**



£332,500

304A Marsh Road, Hilpertons Marsh, Trowbridge, Wiltshire BA14 7PL

First Time On Market since construction 59 years ago! - Non Estate Detached Bungalow - Gas C.H. - Double Glazing - Alarm System - Large L-Shaped Lounge/Dining Room - Kitchen - Conservatory - Two Double Bedrooms - Shower Room - Lovely Gardens - REGISTER YOUR INTEREST NOW!

Porch

With double glazed front entrance door and window to the side. Tiled flooring.

Entrance Hall

Having radiator, double cloaks cupboard, coving, alarm control panel, roof access with ladder and wood block flooring under carpet.

L - Shaped Lounge/Dining Room

18'9 max 10'2 min x 17'9 max 8'8 min (5.72m max 3.10m min x 5.41m max 2.64m min)

Having double glazed windows to the front and rear elevations, power points, wall light points, two radiators, coving and wood block flooring under carpet.



Kitchen

13'6 x 7'5 (4.11m x 2.26m)

With single drainer stainless steel one and a half sink unit fitted to working surface with cupboard, electric oven, space for fridge and plumbing for washing machine under. Four ring electric hob fitted to working surface with drawers and cupboard under. Extractor hood, wall cupboards with lighting under, power points and tiled flooring. Radiator, breakfast bar, two built in cupboards, double glazed window and door to the rear elevation.

Conservatory

12'6 x 9'4 (3.81m x 2.84m)

With tiled flooring, radiator and double glazed French doors to the side elevation.

Bedroom One

14'9 x 11'1 (4.50m x 3.38m)

Having double glazed window to the front elevation, radiator, power points and coving.

Bedroom Two

11'1 x 10'9 (3.38m x 3.28m)

Having double glazed window to the rear elevation, radiator, power points and coving. Built in cupboard.

Shower Room

7'6 x 5'5 (2.29m x 1.65m)

With suite of double shower cubicle, vanity wash hand basin unit and close coupled W.C. Extractor fan, chrome radiator ladder and two double glazed windows to the rear elevation.



Garage

Having up and over doors, power points and light.

Parking

Gated access onto the driveway provides parking for several cars.



Gardens

There is a lovely front garden having lawn and borders with many plants. Gated side access leads onto the private and enclosed rear garden with lovely area of lawn and well stocked borders. There is a patio seating area. Two stores each with power.

Council Tax Band (D)

Stamp Duty

No stamp Duty For Home Movers Till 31/03/2020

Ref marshroadDH29012021

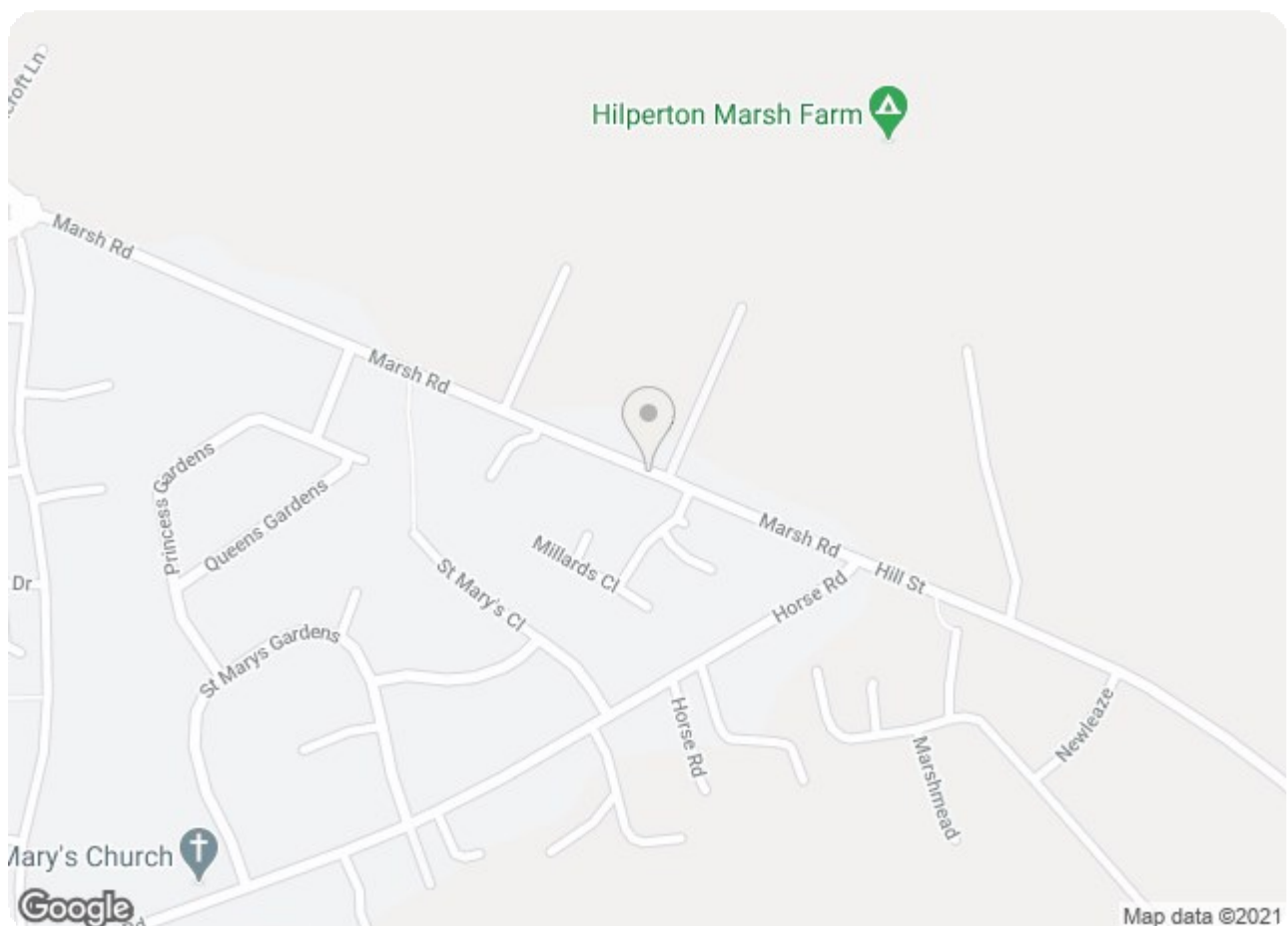
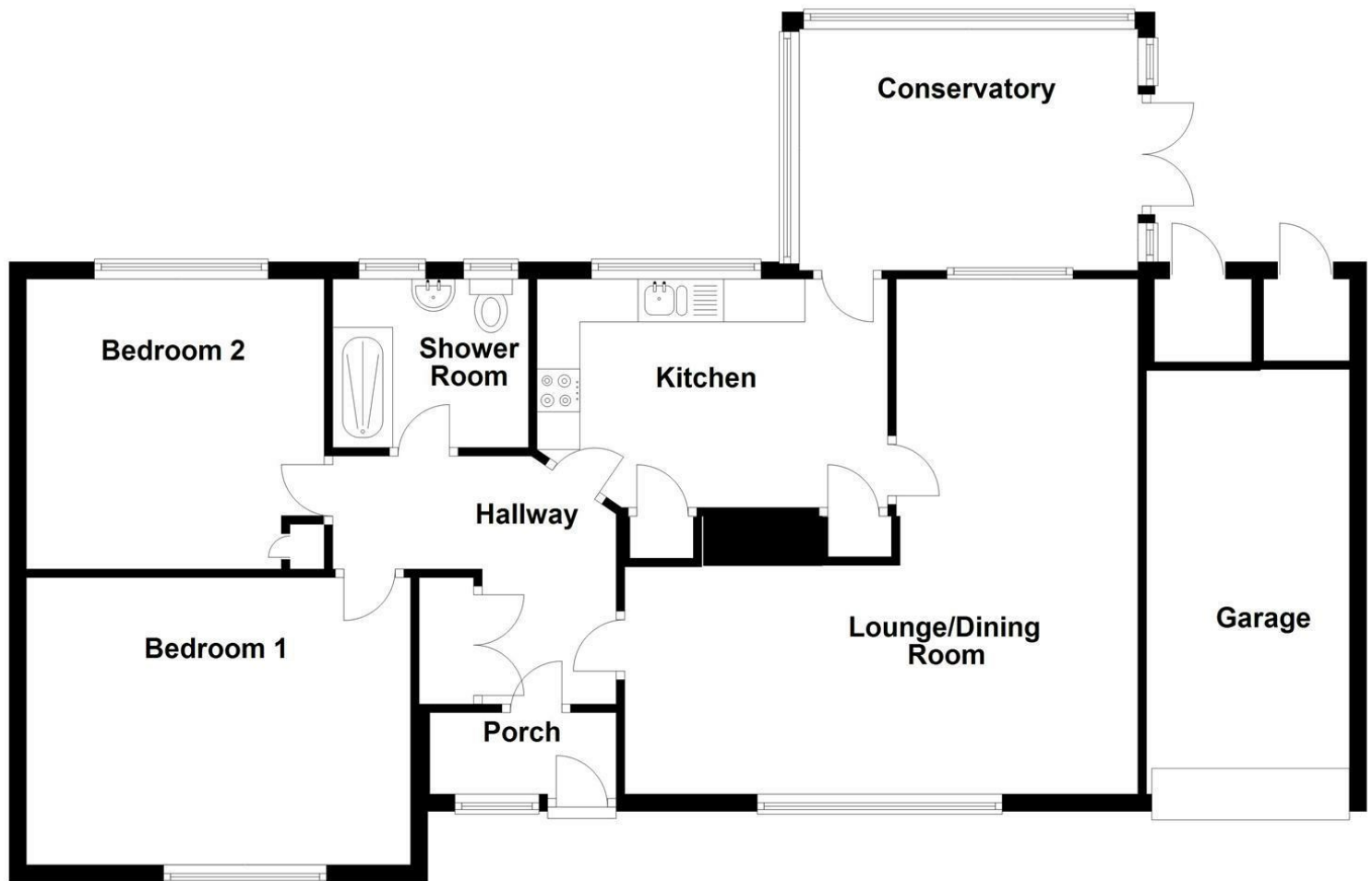
Viewing Arrangements

By appointment with DK Residential 01225 759123
dkresidential@btconnect.com

Opening Hours - Monday to Friday 9am to 6pm
Saturday 9am to 4pm



Ground Floor



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
84	84	84	84
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

England & Wales
2009/10/01

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