

Sold

3 BEDROOM END TERRACED | CUSANCE WAY, HILPERTON, BA14 | £240,000

DESCRIPTION

This immaculate three-bedroom end of terrace family home is well positioned within a large corner plot that has been cleverly extended to the rear. They say the kitchen is the heart of the home and it is certainly true here with contemporary open plan styling to a dining room which is in addition to a good size sitting room with a downstairs WC in the entrance hall. Upstairs there are two good sized double bedrooms and a single and a superbly presented and desirable family bathroom. Externally the property offers a sunny fully enclosed and a cleverly planted landscaped garden, a mature front garden and off-road parking.

Ideally situated to the East of Trowbridge town centre this lovely property is well placed to take advantage of a good range of local amenities and through routes. Paxcroft Primary School (Rated as Good by OFSTED) is within a short level walk whilst local shops, leisure facilities and play parks found nearby make this a wonderful family home.

Tenure: Freehold
Local Authority: Wiltshire Council
Council Tax Band: C
EPC Rating: C
All mains services connected



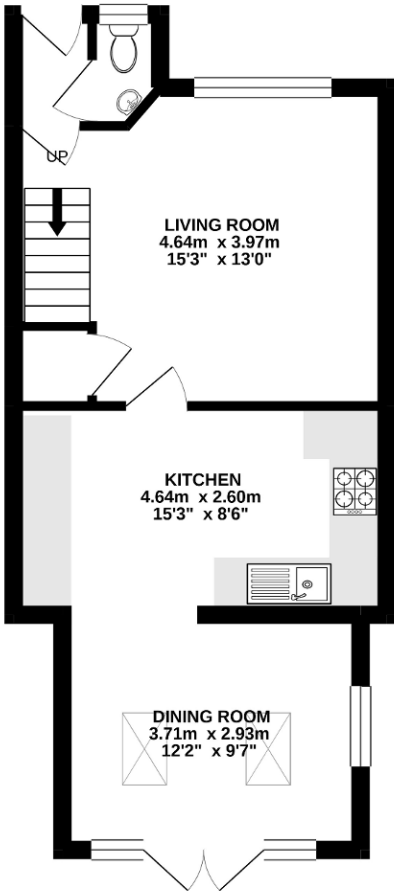
KEY FEATURES

- Extended three bedroom family home
- Close to many amenities
- Downstairs W.C
- Tasteful dining / garden room
- Larger than average sunny garden
- Corner plot
- Sitting Room
- Contemporary style kitchen
- Beautiful family bathroom
- Off road parking

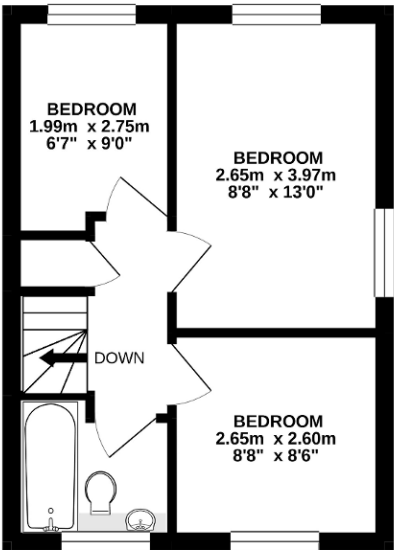




GROUND FLOOR
43.0 sq.m. (463 sq.ft.) approx.



1ST FLOOR
30.5 sq.m. (328 sq.ft.) approx.



TOTAL FLOOR AREA : 73.5 sq.m. (791 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

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