

Sold



2 BEDROOM SEMI-DETACHED BUNGALOW | HEDDINGTON CLOSE, BA14 | £250,000



## DESCRIPTION

A rare opportunity to acquire a semi-detached bungalow on a good size plot that offers plenty of scope for further development (subject to planning consents). The accommodation which is in need of some updating comprises two double bedrooms, spacious living room, wet room, kitchen, garden room and a good sized garage. Externally there is off-road parking to the front whilst to the rear the expansive garden provides a superb outdoor space. Offered with no onward chain.

Heddington Close is ideally situated to the south of the town centre, the property offers good access to all the local amenities found in the town which is within a 1.2 mile walk. The Clarendon Academy, Trowbridge College, The Grove Primary School and The Spitfire Retail Park are also found within level walking distance, making the property an ideal choice as a family home. There is excellent access to local through routes with the nearby A363 leading to the south towards the A350, whilst commuters are well served with Trowbridge Rail Station found just 1.3 miles to the north.

Tenure: Freehold  
 Local Authority: Wiltshire Council  
 Council Tax Band: C  
 EPC Rating: A  
 Mains electricity, gas, water and drainage.  
 Rented solar panels on the roof

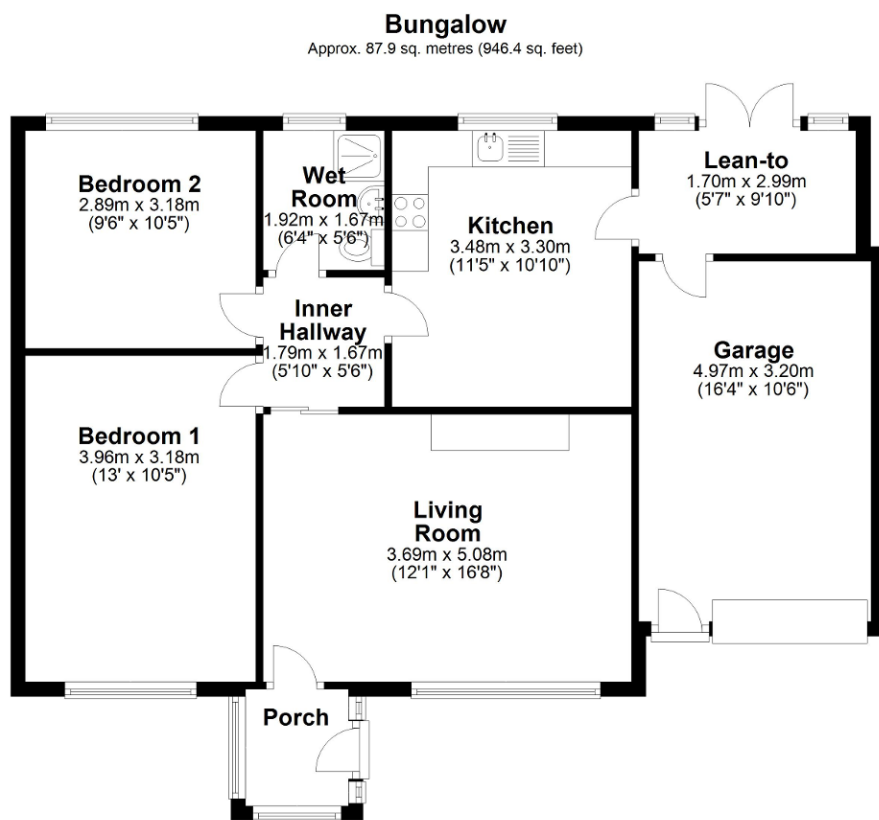












Total area: approx. 87.9 sq. metres (946.4 sq. feet)

### ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A	94   A	97   A
81-91	B		
69-80	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.

### APPLEBY & TOWNEND

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