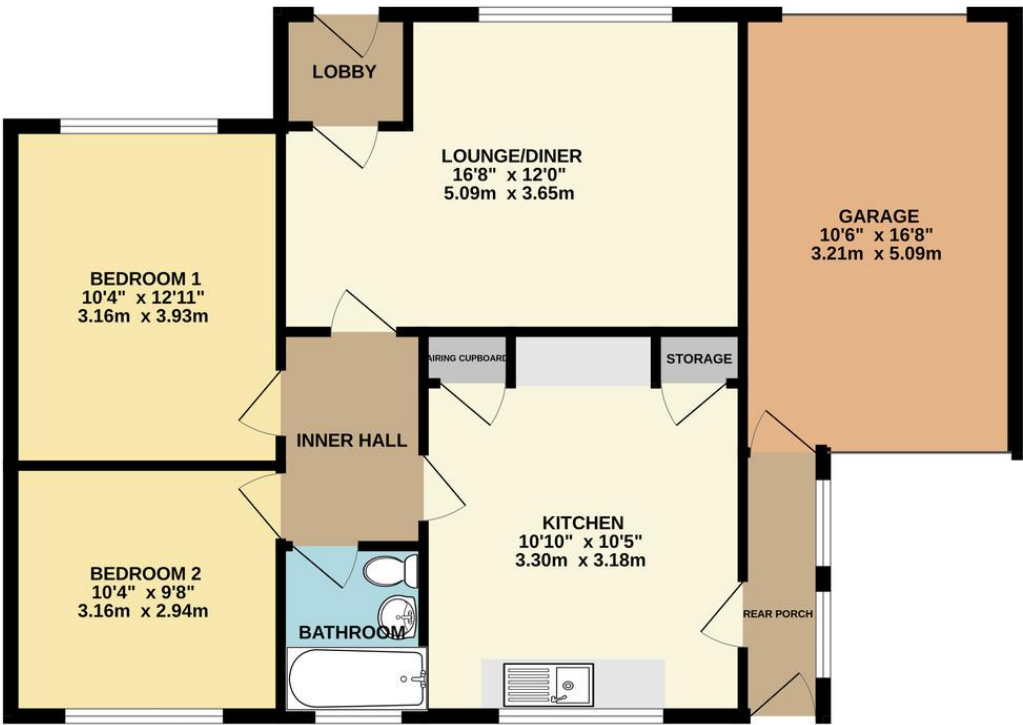


GROUND FLOOR
911 sq.ft. (84.6 sq.m.) approx.



TOTAL FLOOR AREA : 911 sq.ft. (84.6 sq.m.) approx.
Schematic Diagram only - Not to scale
Made with Metropix ©2022

Important Notice

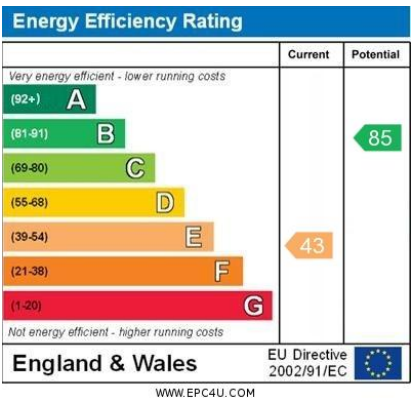
These particulars, the information and measurements contained herein, are given as a guide only and do not constitute any part of an offer or contract. Prospective tenants / purchasers should not rely upon the particulars as statements or representations of fact and must satisfy themselves by inspection as to their accuracy. No person in the employment of Kavanaghs has authority to make or give any representation or warranty about this property. These details were prepared on the date stated and are subject to future amendment.

Code of Practice

The Code of Practice on commercial leases recommends you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a business tenancy agreement. The code is available from professional institutions and trade associations or through the website www.leasebusinesspremises.co.uk

Asbestos Regulations

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2006 (CAR 2006). The detection of asbestos and asbestos related compounds is beyond the scope of Kavanaghs and accordingly we recommend you obtain advice from a specialist source.



OFFICE

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Kavanaghs

17 Heddington Close
Trowbridge, Wiltshire BA14 0LH

£235,000

- 2 Bedroom Linked Semi Detached Bungalow
- Desirable Location
- In Need of Modernisation and Redecoration
- Electric Heating
- Front & Rear Gardens
- Single Garage & Driveway Parking
- No Onward Chain
- EPC Rating E



SITUATION

Well situated amongst other similar bungalows on the Bradley Gardens development which is off of the well regarded Silver Street Lane. The property offers nearby access to a "One Stop" convenience store and is within easy walking distance of local primary and secondary schooling.

Trowbridge is the County Town of Wiltshire and offers a good range of schooling, great shopping, restaurants and leisure facilities including an Odeon multiplex cinema complex close by to Trowbridge Park. Trowbridge town centre offers a pedestrianised area with several well-placed superstores, The Shires shopping centre and ample parking opportunity. This is a characterful town surrounded by countryside and is well situated for access to the other locals towns, villages and the city of Bath. There is also a popular railway station providing regular services to Salisbury and Southampton to the south and within 20 minutes journey to Bath and onto Bristol and the northwest.

DESCRIPTION

An attractive 2 bedroom link semi detached bungalow well situated amongst other similar properties towards the outskirts of the town.

The bungalow requires some modernisation and offers accommodation including entrance lobby, lounge/dining room, inner hall, kitchen, 2 double bedrooms, a family bathroom and a rear porch.

The property further offers electric night storage heaters, PVCu double glazing, driveway parking for several cars and a single garage. The bungalow also has good size gardens to front and rear.

NO ONWARD CHAIN

DIRECTIONS

From our office in Fore Street, follow Wicker Hill and bear left over the Town bridge into Stallard Street. Proceed straight over a mini roundabout and go over the railway bridge. Bear left at the traffic lights into Newtown. At the mini roundabout turn right onto the Frome Road. At the mini roundabout turn left onto Bradley Road. Follow Bradley Road until reaching the third mini roundabout whereupon turn right into Silver Street Lane. Then take the first left into Kingsdown Road and then next left into Heddington Close. The bungalow will then be found towards the far end of the road on the left hand side being identified by our For Sale Board.

ACCOMMODATION

ENTRANCE LOBBY
4' 0" x 4' 5" (1.22m x 1.35m)
Part double glazed PVCu front door and PVCu double glazed side panel to the entrance lobby. Inner door and glazed side panel to the lounge/dining room.

LOUNGE/DINING ROOM
16' 8" x 11' 11" (5.09m Max x 3.65m)
Feature fire surround and inset electric fire. Night storage heater. PVCu double glazed window to the front.

INNER HALL
5' 6" x 5' 11" (1.68m x 1.82m)
Night storage heater. Access to the roof space.

BEDROOM ONE
12' 10" x 10' 4" (3.93m x 3.16m)
Night storage heater. PVCu double glazed window to the front.

BEDROOM TWO
10' 4" x 9' 7" (3.17m x 2.94m)
Night storage heater. PVCu double glazed window to the rear.

BATHROOM
With a white suite comprising panelled bath with mixer taps and telephone style shower attachment over, pedestal wash hand basin and low level WC. Part tiled walls. Vinyl flooring. PVCu double glazed window to the rear.

KITCHEN
10' 5" x 10' 9" (3.19m x 3.30m)
With a single drainer stainless steel sink with cupboards under, work surface to one side and space under with plumbing for washing machine. Double base unit and wall cupboard with laminate work surfaces. Built in larder cupboard. Airing cupboard housing the hot water cylinder and immersion heater with fitted shelving. Vinyl flooring. PVCu double glazed door to the rear porch.

REAR PORCH
5' 7" x 3' 0" (1.72m x 0.93m)
Personal door to garage. PVCu double glazed window to the side and PVCu double glazed door leading onto the rear garden.

GARAGE
16' 8" x 10' 6" (5.09m x 3.22m)
With metal up and over door. Power and light. Further metal up and over door opening to the rear garden.

EXTERNALLY

FRONT GARDEN
Bordered by a dwarf stone wall with a driveway providing parking for two cars leading to garage. Path to front door. The front garden is mainly laid to lawn with various trees and shrubs.

REAR GARDEN
The garden is mainly gravelled for easy maintenance with numerous shrubs. Being enclosed by wooden panel fencing and hedgerow.

TENURE
Freehold with vacant possession on completion

COUNCIL TAX
The property is in Band C with the amount payable for 2022/23 being £1919.07.

SERVICES
Mains water, electricity and drainage are connected. Heating is from the night storage heaters (Not tested by Kavanaghs)

LETTINGS AND MANAGEMENT
Kavanaghs offer comprehensive Letting and Management Services and are happy to advise potential investors on the rental potential of the property.

VIEWINGS
To arrange a viewing please call 01225-341504 or email sales@kavanaghs.co.uk

CODE
11047 24/02/23

