



2 BEDROOM SEMI-DETACHED PERIOD COTTAGE | WHADDON LANE, HILPERTON, BA14 | £230,000

DESCRIPTION

This beautifully presented semi-detached period home dates back to 1842, retaining many of its original features and has been elegantly updated by the current owner. Well positioned within a private and peaceful setting and close to the local Church, Hilpertion Church of England primary school, public house, recreation ground and open countryside. On the ground floor there is a superb farmhouse style fitted kitchen / dining room providing plenty of storage with its very own built-in larder and a very spacious sitting room with a fireplace. Upstairs there are two large double bedrooms and a contemporary fitted bathroom. Outside there is a private easy to maintain courtyard style garden with two stone outbuildings which could easily be converted into a home office if required. All in all, a charming period cottage ready to move in to without having to lift a finger.

Hilpertion is a popular village with excellent local facilities. The village is to the East of the County Town of Trowbridge that provides many amenities that also include St Augustine' Catholic College, The John of Gaunt School, The Clarendon Academy and Trowbridge College. There is also a cinema complex, a Marks & Spencers Food Hall and many other shopping facilities, many sports amenities and a main line train station with services to London Waterloo.

Tenure: Freehold

Local Authority: Wiltshire Council

Council Tax Band: B

EPC Rating: D

All mains services connected. Gas fired central heating.



KEY FEATURES

- Charming period cottage
- Farmhouse style Kitchen / diner
- Stylish family bathroom
- Private fully enclosed courtyard garden
- Close to open countryside
- Desirable location
- Sitting room with fireplace
- Two generous double bedrooms
- Two stone outbuildings
- Superbly presented



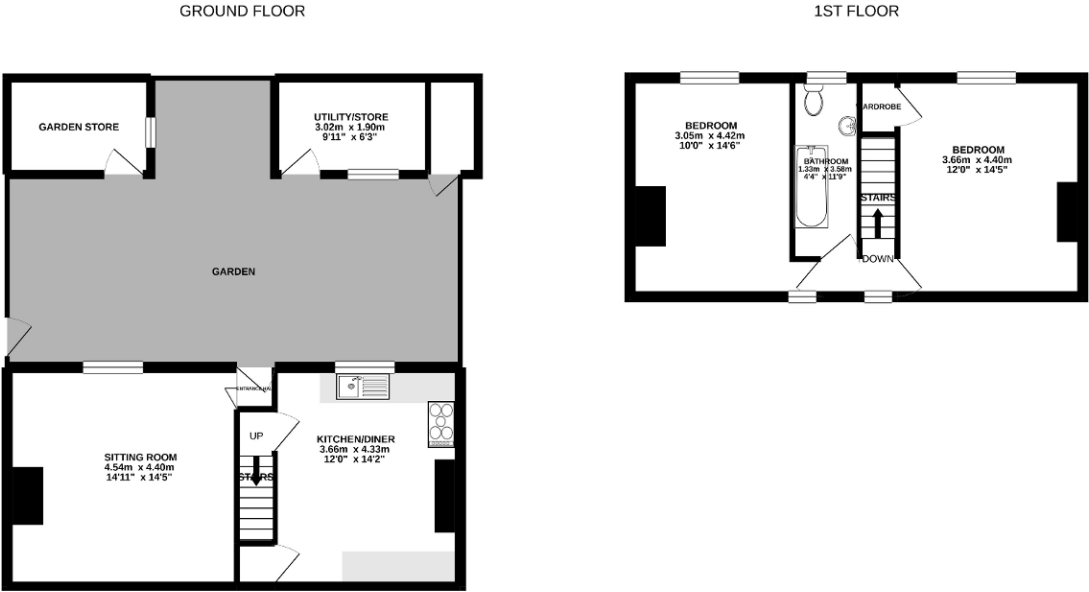


ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A	64 D	88 B
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.



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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