

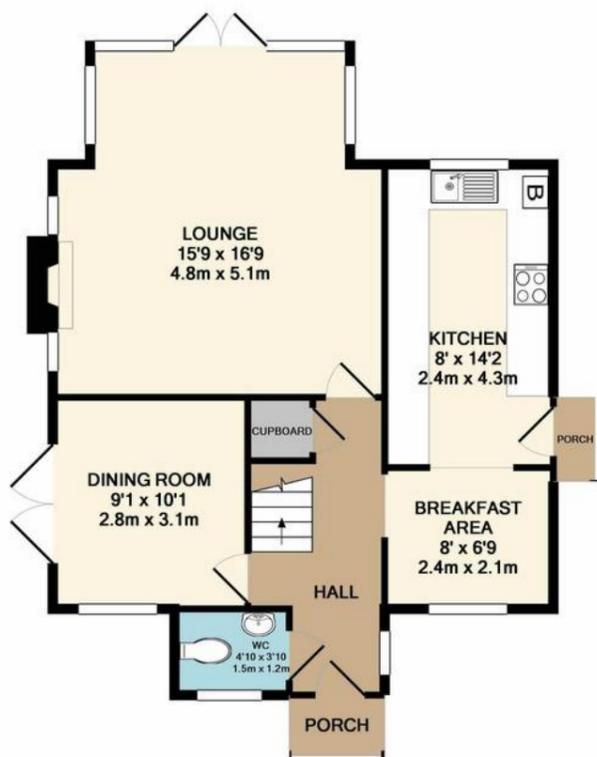


# Kavanaghs

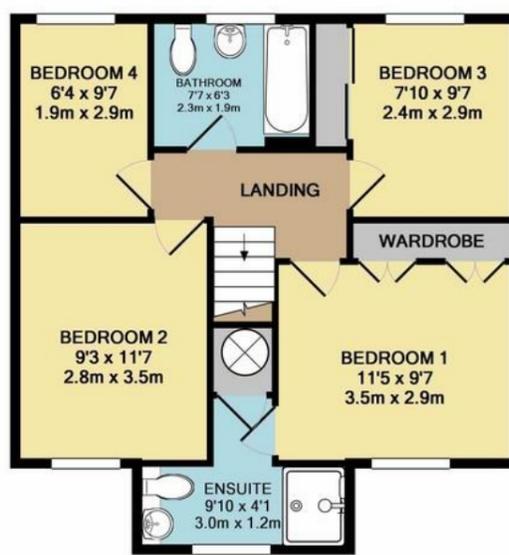
29 Hargreaves Road  
Trowbridge, Wiltshire BA14 7UH

£325,000

- Extended Detached House
- Four Bedrooms
- Two Bathrooms
- Three Reception Rooms
- Generous Refitted Kitchen
- PVCu Double Glazed
- Landscaped Garden
- Garage and Driveway



GROUND FLOOR  
APPROX. FLOOR  
AREA 638 SQ.FT.  
(59.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 543 SQ.FT.  
(50.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1181 SQ.FT. (109.7 SQ.M.)  
Schematic Diagram only - Not to scale  
Made with Metropix ©2019



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

**IMPORTANT NOTICE**  
1. These particulars do not constitute any part of an offer or a contract. 2. All statements contained in these particulars are made without responsibility on the part of Kavanaghs or the Vendor. 3. None of the statements contained in these particulars is to be relied upon as a statement or representation of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to correctness of each of the statements contained in these particulars. 5. The vendor does not make or give and neither Kavanaghs nor any person in their employment has the authority to make or give any representation or warranty whatever in relation to this property. 6. We have not carried out a survey of the property nor tested any of the appliances, services or equipment. Prospective purchasers must therefore satisfy themselves as to the working order of such and the structural condition of the property. 7. All dimensions, areas or distances referred to are given as an approximate guide only and are not precise. Prospective purchasers must rely on their own enquiries. 8. No warranty or representation is given to the title of the property or the existence or otherwise of planning permission, building regulations approval or other statutory or regulatory permission. Any reference to such is made in good faith. Purchasers should instruct their solicitor to make appropriate enquiries regarding these matters. 9. If there are any points which are of particular interest or importance to you please contact the agents who will seek particular clarification. Kavanaghs have a duty under the Proceeds of Crime Act 2002 to report any knowledge or suspicion of money laundering activity.

**OFFICE**  
63 Fore Street  
Trowbridge  
Wiltshire  
BA14 8ET

T: 01225 341504  
E: [property@kavanaghs.co.uk](mailto:property@kavanaghs.co.uk)  
W: [www.kavanaghs.co.uk](http://www.kavanaghs.co.uk)





#### SITUATION

The house stands at the end of a cul de sac of detached houses standing on a corner plot with an open aspect to the south. The house is close to an attractive wild life area which is excellent for dog walking and is part of an established private residential area within a mile of the town centre.

Trowbridge offers an excellent range of shopping, leisure and educational facilities including useful rail service and multi-screen cinema.

#### DESCRIPTION

This impressive detached house was built by Wain Homes and has improved and extended accommodation with brick elevations under a tiled roof. The property has PVCu double glazed windows, gas central heating throughout and an enclosed attractive landscaped rear garden.

There is a useful long drive along the side of the property to the garage and a useful garden workshop. The kitchen has recently been refitted and the property as a whole is immaculately presented.

#### ON THE FIRST FLOOR

##### LANDING

With loft access. Radiator.

##### BEDROOM ONE

11' 5" x 9' 7" (3.48m x 2.92m) plus two double wardrobes and one single wardrobe with fitted shelving. Window to the front. Radiator.

##### ENSUITE SHOWER ROOM

9' 10" x 4' 1" (3m x 1.24m) plus recess. Having a coloured suite of double width fully tiled shower cubicle, low level wc and wash hand basin with half tiled walls. Extractor fan. Shaver point. Airing cupboard. Window to the front.

##### BEDROOM TWO

9' 3" x 11' 7" (2.82m x 3.53m) Window to the front. Radiator.

##### BEDROOM THREE

7' 10" x 9' 7" (2.39m x 2.92m) plus built in double wardrobe with sliding doors. Window to the rear. Radiator.

An internal viewing is strongly recommended.

#### DIRECTIONS

From the centre of Trowbridge take the West Ashton Road, pass the BP garage and at the roundabout turn right into Broadcloth Lane. Continue over the river Biss and the turning to Hargreaves Road can be found on the left hand side. The property is at the end of the cul de sac on the right hand side.

#### ACCOMMODATION

##### ON THE GROUND FLOOR

##### CANOPIED ENTRANCE PORCH

##### ENTRANCE HALL

With stairs to first floor and understair storage cupboard. Radiator.

##### CLOAKROOM

Low level wc and wash hand basin with tiled splashbacks. Window to the front. Radiator.

##### BEDROOM FOUR

6' 4" x 9' 7" (1.93m x 2.92m) Window to the rear. Radiator.

##### BATHROOM

7' 7" x 6' 3" (2.31m x 1.91m) Having a suite comprising panelled bath, low level wc and wash hand basin. Half tiled walls. Window to the rear. Radiator.

#### EXTERNALLY

##### SINGLE GARAGE

With up and over door. Personal door to the side. Power and light.

##### FRONT GARDEN

Having a tarmac drive which leads along the side of the property to the garage. The paved front garden with gravel insets is enclosed by railings and a low wall.

##### REAR GARDEN

Having gated access to the landscaped rear garden which is enclosed by a mixture of brick walling and timber panel inserts.

#### LOUNGE

15' 9" x 16' 9" (4.8m x 5.11m) maximum. Having a dressed stone fireplace with a gas coal effect fire. Windows to the side with a deep recess including double glazed French doors to the rear garden. Two radiators.

#### BREAKFAST AREA

8' 0" x 6' 9" (2.44m x 2.06m) Window to the front. Carpeted. Radiator. Archway leading to;

#### KITCHEN

8' 0" x 14' 2" (2.44m x 4.32m) Fitted with a range of matching wall and base units with rolled edge laminated worktops and tiled splashbacks. Ceramic one and a half bowl single drainer sink unit. 'Bosch' four ring ceramic hob with under cooker and extractor hood over. Integrated fridge/freezer. Space and plumbing for washing machine and dishwasher. Cupboard housing the wall mounted gas fired boiler. Eight spotlights. Window to the rear. Glazed door to the side.

#### DINING ROOM

9' 1" x 10' 1" (2.77m x 3.07m) Window to the front. French doors to the side. Radiator.

The rear garden is mainly laid to lawn with paved patio and path areas. Raised beds. Outside light. Outside power point. Large timber workshop with power and light. Separate tool shed.

There is a secondary side patio with access from the dining room doors which is laid to brick pavers.

#### TENURE

Freehold with vacant possession on completion.

#### SERVICES

Main services of gas, electricity, water and drainage are connected. Central heating is from the gas fired boiler (not tested).

#### COUNCIL TAX

The property is in Band E with the amount payable for 2019/20 being £2,312.44.

#### VIEWINGS

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

#### CODE

9816 04/03/2019

