

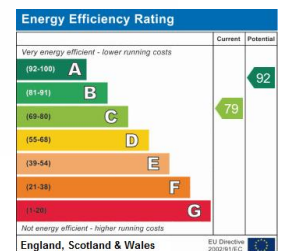
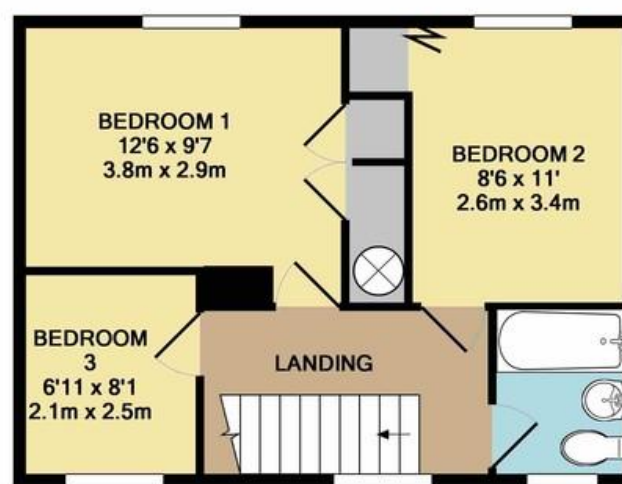
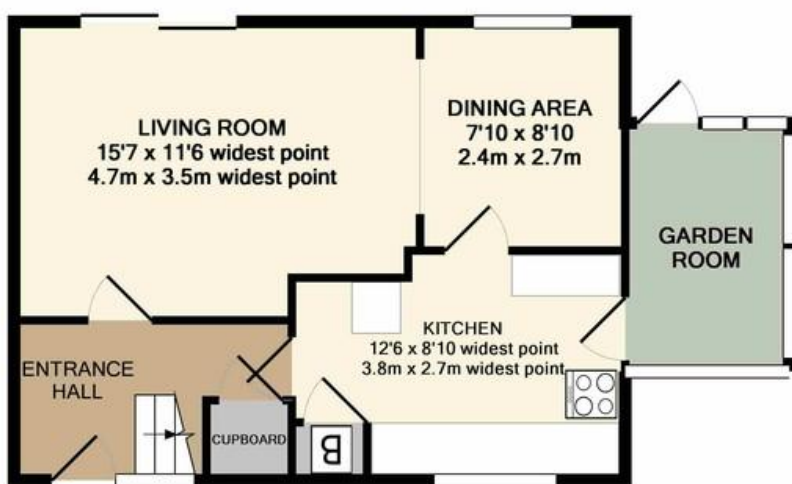


# Kavanaghs

**21 Acre Short Lane**  
Steeple Ashton, Trowbridge BA14 6HD

**£285,000**

- Exciting Opportunity
- Semi Detached House
- Three Bedrooms
- Corner Plot
- Single Garage and Parking
- Desirable Village Location
- EPC Rating C
- No Onward Chain



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**SITUATION**

Steeple Ashton is a picturesque village in the heart of Wiltshire with a wealth of individual period houses and cottages surrounded by beautiful countryside. There is a thriving local community and the village itself offers a shop with café, local pub called The Long Arms and a 15th Century church. There is also a useful bus service connecting the village to the local towns.

The house is situated amongst similar properties on the edge of a quiet cul de sac off the main high street. A highly desirable position on the edge of the village close to open farmland and within walking distance of the local amenities. There is an attractive children's play area with outside gym equipment and scouts hut with parking nearby.

Trowbridge is the county town of Wiltshire and has benefited from significant investment in development which is still ongoing. Offering a good range of schooling for all ages, excellent shopping, restaurants and leisure facilities including a multi-screen cinema and sports centre.

**DESCRIPTION**

The house offers an exciting opportunity to settle within this desirable village with scope for modernisation.

Standing on a corner plot with gardens to the front, side and rear this semi detached family home is ideally situated with further potential to extend (subject to planning). Improvements, including solar panels, have been made by the current owner producing a strong energy efficiency rating for the property (full document available on request).

The accommodation comprises entrance hall, kitchen, living/dining room, garden room, three bedrooms and a family bathroom. There is a single garage to the rear of the house with electric up and over door and driveway parking.

An internal viewing is strongly recommended in order to appreciate the potential and location.

**DIRECTIONS**

Proceed out of Trowbridge town along the Hilperton Road into Hilperton Drive. At the second roundabout turn right following the signs to Steeple Ashton. At the traffic lights proceed straight across and at the T-junction turn right. Proceed into the village and pass the village green and Acre Short Lane can be found on the right hand side.

The property's a short distance along the road on the left hand side next to the entrance to Acre Close.

**ACCOMMODATION**

**ON THE GROUND FLOOR**

**ENTRANCE HALL**

Entrance door. Parquet flooring. Stairs to first floor with under stairs cupboard. PVCu double glazed window to the front. Radiator.

**LIVING ROOM**

15' 7" x 11' 5" (4.75m x 3.5m) widest points. With open fireplace. Sliding double glazed doors opening on to the rear garden. Radiator.

**DINING AREA**

7' 10" x 8' 10" (2.39m x 2.69m) PVCu double glazed window to the rear. Radiator.

**KITCHEN**

12' 5" x 8' 10" (3.78m x 2.69m) maximum. Having a range of matching wall and base units with rolled edge worktops and tiled splashbacks. Free standing electric cooker. Cupboard housing the oil fired central heating boiler. Tiled floor. PVCu double glazed window to the front. Side door leading to;

**GARDEN ROOM**

6' 4" x 9' 7" (1.93m x 2.92m) With tiled floor. PVCu double glazed windows to the front, side and rear. PVCu double glazed door to rear garden.

**ON THE FIRST FLOOR**

**LANDING**

Loft access with fitted ladder. PVCu double window to the front.

**BEDROOM ONE**

12' 6" x 9' 11" (3.81m x 3.02m) With built in wardrobe and airing cupboard housing the hot water tank. PVCu double glazed window to the rear. Radiator.

**BEDROOM TWO**

8' 6" x 11' 0" (2.59m x 3.35m) With built in cupboard. PVCu double glazed window to the rear. Radiator.

**BEDROOM THREE**

6' 11" x 8' 1" (2.11m x 2.46m) PVCu double glazed window to the front. Radiator.

**BATHROOM**

5' 4" x 6' 9" (1.63m x 2.06m) Having a suite comprising bath, wash hand basin and low level wc. Vinyl flooring. Obscure PVCu double glazed window to the front.

**EXTERNALLY**

**FRONT GARDEN**

Enclosed by a hedge border the front garden is mainly laid to lawn with paved path to the front door. Established shrubs and plant borders lead around to the side of the house.

**REAR GARDEN**

Mainly laid to lawn with path to the rear garage. Newly block paved patio area. Established plants and shrubs with hedge border. Apple trees. Shed. Oil tank. Greenhouse.

**SINGLE GARAGE**

Electric up and over entrance door. Power and light.

Driveway parking to the rear.

**AGENTS NOTE**

We understand there are solar panels fitted which generates free power and surplus is fed to the grid which generates further income for the vendor. The panels benefit from battery storage allowing extended use of the accumulated power. The panels are owned and will transfer with the property.

**TENURE**

Freehold with vacant possession on completion.

**COUNCIL TAX**

The property is in Band D with the amount payable for 2019/20 being £1,818.53.

**SERVICES**

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

**VIEWINGS**

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

**CODE**

9825 07/02/2019

