

Hilperton Road

Trowbridge, BA14 7JG

COOPER
AND
TANNER



£400,000 Freehold

A superb Grade II listed town house that now requires a scheme of improvement and offers a great deal of potential to be a fantastic home with a wonderful garden.

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 4  2  1 EPC E

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DESCRIPTION

A super Grade II listed Bath stone townhouse with accommodation arranged over 4 floors and offering a wealth of charm and character throughout with period features typical of this type of property. The property now requires a scheme of renovation and improvement and has a great deal of potential to be a wonderful and spacious family home.

The accommodation on each floor is light and airy with high ceilings and deep windows and it currently comprises an entrance hall with stairs rising to the first floor and doors leading to the sitting room, dining room and kitchen. On the first floor there are two large double bedrooms with a further single bedroom and the family bathroom. On the second floor is another lovely sized double bedroom with storage built into the eaves.

Listed Building Consent was granted in July 2015 (Planning reference: 15/01448/LBC) to alter the internal layout of the property to incorporate the basement into the living accommodation and changing the configuration of the layout on the ground floor. Building Regulation approval has been granted for work carried out in the basement to remove internal partitions and install structural steel. (Reference: BR/19/006945/BN). Although work has started it is believed that the Listed Building consent has lapsed and interested parties must

rely on their own enquiries.

OUTSIDE

Hilperton Road offers space to park to the front of the property with additional parking to the rear.

Immediately to the rear of the house is a charming, enclosed courtyard garden with a patio area and raised terrace with doors from the kitchen and dining room. A gate leads from the courtyard to the parking area and then onto the garden beyond, which measures approximately 100m in length with areas of grass and mature shrubs and trees.

INFORMATION

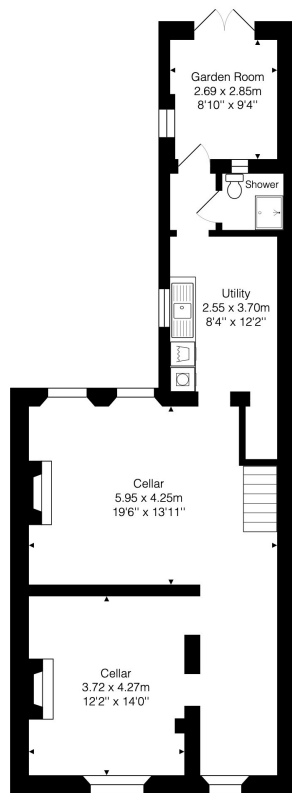
Local Council: Wiltshire Council / Council Tax band: F / Services: Mains water, drainage, gas and electricity are connected to the property. Gas central heating.

Tenure: Freehold and vacant possession.

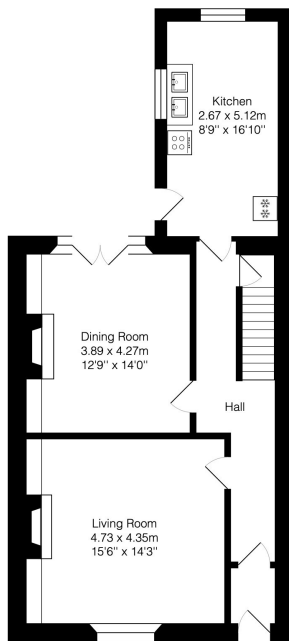
Viewing: By appointment through Cooper and Tanner on 01985 215579



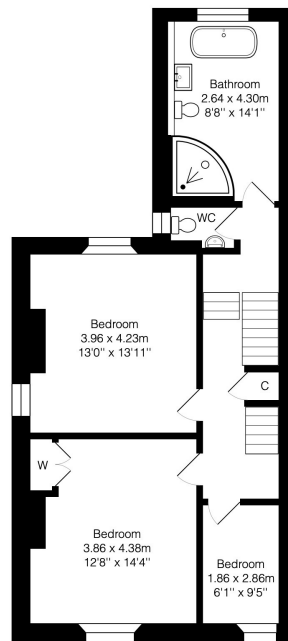




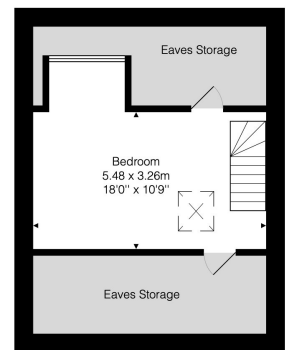
Basement/Lower Ground Floor
Area: 74.8 m² ... 805 ft²



Ground/Entrance Floor
Area: 67.1 m² ... 723 ft²



First Floor
Area: 67.1 m² ... 722 ft²



Second Floor
Area: 22.6 m² ... 243 ft²

Total Area: 231.6 m² ... 2493 ft² (excluding eaves storage)

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 purely for illustrative purposes only and should be used as such by any prospective purchaser. Area includes internal and external wall thickness
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