



NEWHURST PARK, HILPERTON, TROWBRIDGE

£245,000 Freehold

Viewing highly recommended! A lovely 3 bed property in the popular Newhurst Park area. Ideal for someone looking to put their own stamp on a property.



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Located in the popular Newhurst Park area in Hilperton, this three bedroom link detached home offers a quiet spot and room for improvement.

The property would benefit from updating and modernising. With ample potential, it provides the perfect canvas to create a contemporary family home.

This is a lovely property for someone to put their own stamp on and has been priced to reflect this. Viewing is highly recommended!

The downstairs accommodation offers an entrance hall, kitchen, a large lounge / dining room, conservatory and cloakroom.

In keeping with this style of property there are three great size bedrooms with one being above the garage, an ensuite shower room and a family bathroom.

For added convenience, the property is situated near two local convenience stores, a community centre, a chemist, hairdressers, and a public house along with 2 primary schools.



The town centre of Trowbridge is also within easy reach, providing excellent shopping and leisure facilities, a multiplex cinema, numerous pubs and restaurants.



Inner Hallway

Cloakroom

Kitchen

w: 5' x l: 12'

Lounge/Dining Room

w: 12' x l: 19'

Conservatory

w: 7' x l: 9'

Bedroom 1

w: 9' x l: 10'

En Suite Bathroom

Bedroom 2

w: 7' x l: 12'

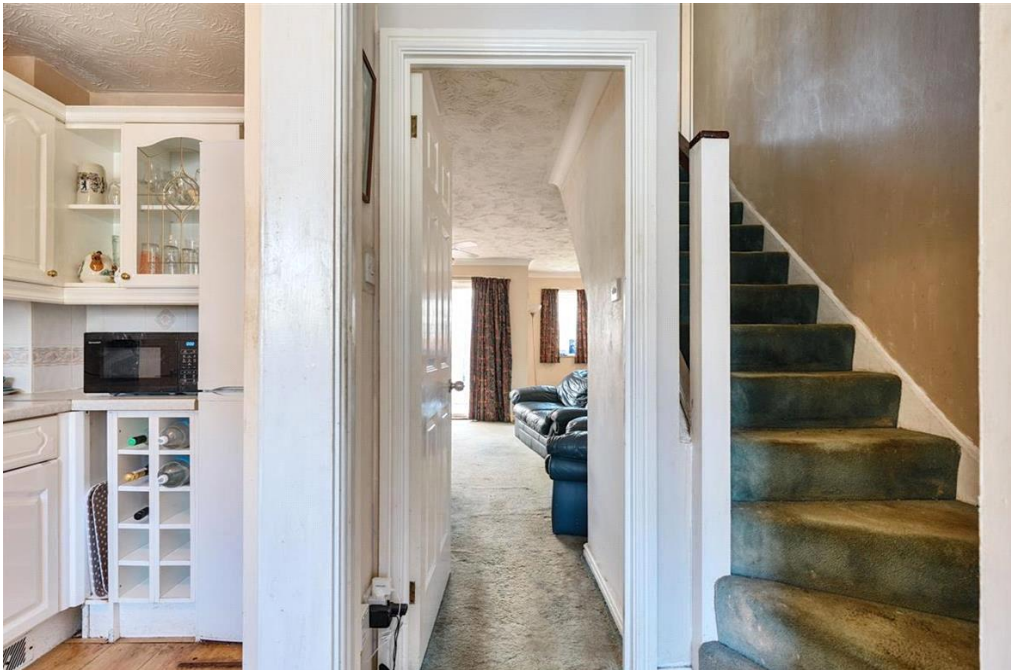
Bedroom 3

w: 7' x l: 15'

Bathroom

Integral Garage

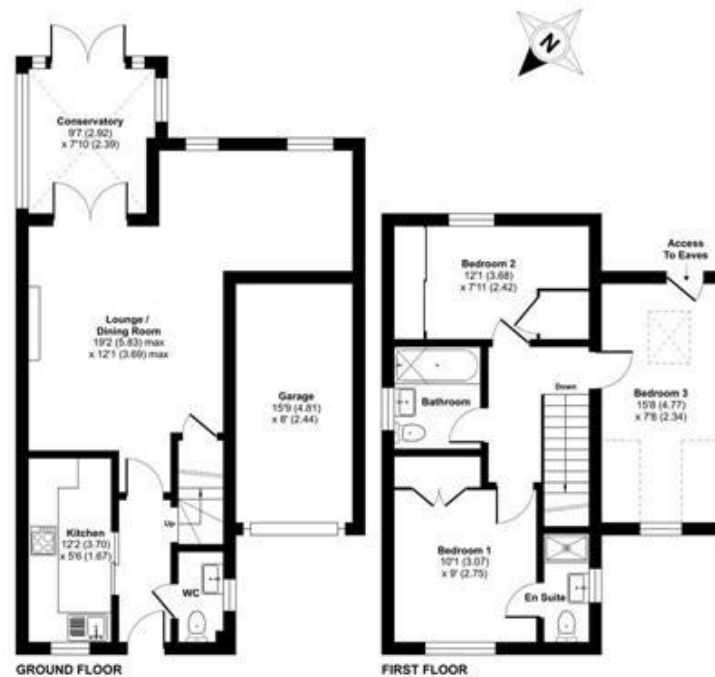
w: 7' x l: 9'



Newhurst Park, Hilperton, Trowbridge, BA14

Approximate Area = 988 sq ft / 91.7 sq m
 Limited Use Area(s) = 31 sq ft / 2.8 sq m
 Garage = 122 sq ft / 11.3 sq m
 Total = 1141 sq ft / 105.8 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	82
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	64
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrdworn 2025. Produced for Paxtons Estate Agents. REF: 1277128

Council Tax Band: D
 (Wiltshire Council)
 Tenure: Freehold
 Parking options:
 Driveway, Garage
 Garden details: Enclosed
 Garden, Rear Garden
 Electricity supply: Mains
 Heating: Gas Mains
 Water supply: Mains
 Sewerage: Mains

Note:

We cannot guarantee the accuracy of this property brochure or the information contained therein and would therefore ask you to satisfy yourself regarding any information.

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