

# Wrights



**2 Stancomb Avenue**  
Trowbridge BA14 7HS

**Monthly Rental Of £1,450**



Wrights Residential, 24 Fore Street, Trowbridge, BA14 8ER  
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**Four bedroom property**

**PVCu double glazing**

**Large front and rear gardens**

**Desirable location within easy reach of town centre**

**Gas central heating**

**Downstairs shower room**

**Off street parking**

**Unfurnished**

**This well presented four bedroom property is situated on the sought after Stancombe Avenue, within easy reach of Trowbrige town centre. Features include large front and rear gardens, off road parking, gas central heating and PVCu double glazing. Available from early November, unfurnished.**

**The property comprises**

**Ground Floor**

**Entrance Porch**

With PVCu front door, tiled floor and PVCu double glazed windows to the side and rear.

**Entrance Hall**

With tiled floor, double panel radiator and stairs to first floor with two storage cupboards underneath.

**Lounge 14' 5" x 11' 3" (4.39m x 3.42m)**

With double panel radiator, television point, electric fire with wooden surround and PVCu double glazed window to the front.

**Kitchen/Diner 11' 3" x 10' 8" (3.42m x 3.24m)**

With tiled floor, a range of eye level and base units, rolled work tops with tiled splash backs, integrated electric cooker and ceramic hob, space for fridge/freezer, washing machine and dishwasher, sink/drain, wall mounted gas combi boiler and PVCu double glazed window to the rear.

**Shower Room**

With tiled floor, white suite comprising double shower enclosure with electric shower, low level W.C and pedestal hand basin, heated towel rail and PVCu double glazed window to the rear.

**First Floor**

**Landing**

With double panel radiator, large storage cupboard and PVCu double glazed window to the side.

**Bedroom 1 11' 3" x 10' 6" (3.42m x 3.21m) max**

With double panel radiator and PVCu double glazed window to the front.

**Bedroom 3 11' 3" x 7' 4" (3.42m x 2.24m)**

With double panel radiator and PVCu double glazed window to the front.

**Bedroom 4 10' 3" x 6' 0" (3.13m x 1.83m)**

With double panel radiator and PVCu double glazed window to the front.

**Bathroom**

With white suite comprising bath with shower attachment, pedestal hand basin and low level W.C, heated towel rail and obscured PVCu double glazed window to the rear.

**Rear Landing**

With double panel radiator and stairs to the second floor.

**Bedroom 2 18' 4" x 13' 2" (5.59m x 4.02m) max**

With wall mounted electric heater, lots of built in storage and velux windows to the front and rear.

**Externally**

**To the front**

Off road parking for two/three vehicles. Generous front garden laid to lawn with hedging.

**To the rear**

The large rear garden has been newly rotavated and planted with grass seed, and also has a patio seating area and a garden shed.

**Council tax**

The property is currently in council tax band D.

**Services**

Mains gas, electricity, water and drainage are connected. The property is heated by a gas fired central heating boiler to radiators. Please note that the Agent has not tested any appliances.

**Broadband**

Ultrafast broadband is available (source - Ofcom) Predicted maximum download speed - 1000Mbps

**Mobile phone coverage**

Outdoor coverage is likely - source Ofcom.



