



**KINGSTONS**



## 76 St. Thomas Road

Trowbridge BA14 8SP

- Two DOUBLE Bedroom, Detached Bungalow Requiring Updating
- Lounge/Dining Room
- Bathroom
- Gas Central Heating
- Garage & Driveway for Four Vehicles
- Well Regarded Area close to Bus Route, Shop & Level Walk to Town
- Kitchen/Breakfast Room
- UPVC Double Glazing
- Enclosed Private Garden
- No Chain - Viewing Essential

**Offers In The Region Of £290,000**



## ACCOMMODATION

Viewing Recommended

### Entrance Porch

UPVC double glazed door to the side. Coir matwell. Electric meter. Light. Obscured glazed door to the:

### Hallway

Radiator. Telephone point. Fuse box. Wood effect flooring. Thermostat. Access to loft space. Doors off and into: airing cupboard housing hot water tank and shelving.

### Lounge/Dining Room

16'8" x 11'5" (5.10 x 3.50)

UPVC double glazed windows to the front and side. Radiator and gas fire. Television point. Wood effect flooring and wall lights.

### Kitchen/Breakfast Room

10'7" x 10'5" (3.25 x 3.20)

UPVC double glazed window to the front. Obscured UPVC double glazed door to the side. Radiator. Wall and base mounted units with tiled splash-backs and laminate work surfaces. Stainless steel single sink drainer unit. Electric cooker. Washing machine and fridge/freezer remaining. Wall mounted boiler. Vinyl flooring. Door to cupboard with power and shelving.



### **Bedroom One**

10'7" x 9'7" (3.25 x 2.94)  
UPVC double glazed window to the rear. Radiator. Built-in run of wardrobes and drawers.

### **Bedroom Two**

10'7" x 9'9" (3.25 x 2.98)  
UPVC double glazed window to the rear. Radiator. Wood effect flooring.

### **Bathroom**

Obscured UPVC double glazed window to the side. Radiator. Three piece suite with part tiled surrounds comprising panelled bath with shower mixer tap, pedestal wash hand basin and w/c. Wood effect flooring. Shaving point and light.

### **EXTERNALLY**

#### **To The Front**

Area laid to lawn and border with a variety of plants and shrubs. Driveway providing off road parking for four vehicles. Pedestrian access to the rear.

#### **To The Rear**

Enclosed south-east facing garden with private aspect comprising paved patio area to the immediate, UPVC double glazed conservatory with French doors, dividing wall with opening leading to area laid to lawn with a

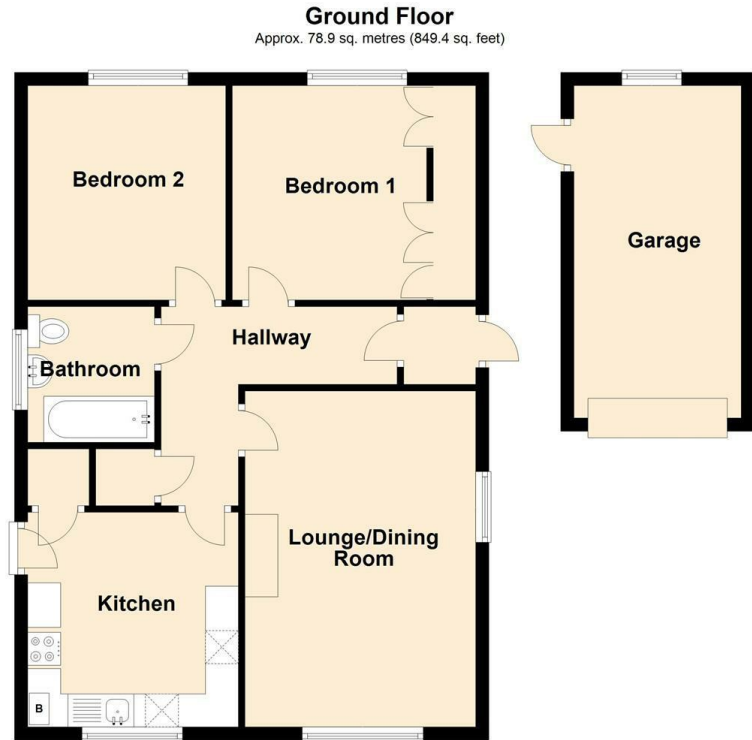
variety of plants and shrubs. External tap. Gas meter. All enclosed by fencing and high hedgerow.

### **Garage**

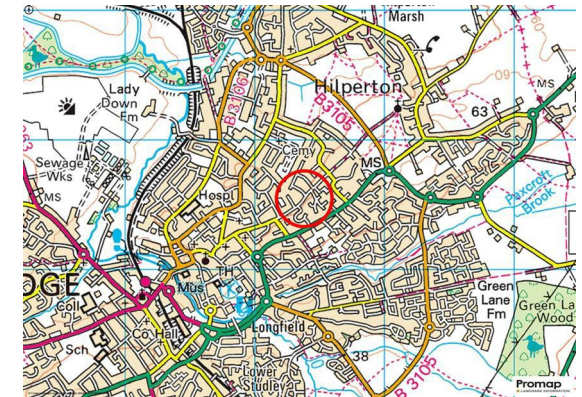
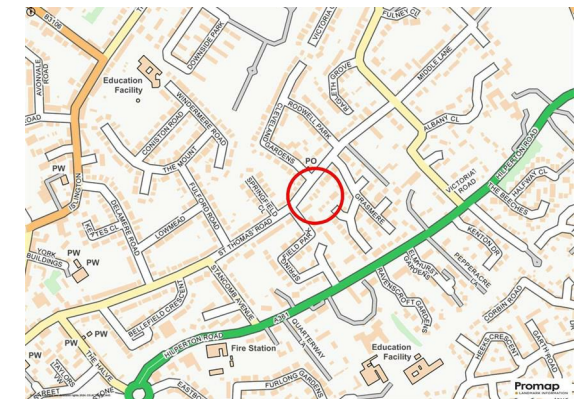
16'7" x 8'3" (5.06 x 2.52)  
Up and over door to the front. Obscured UPVC double glazed window to the rear. UPVC double glazed door to the side. Power and lighting.



Tenure **Freehold**  
Council Tax Band **D**  
EPC Rating **D**



Total area: approx. 78.9 sq. metres (849.4 sq. feet)



  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.