



2a Stancomb Avenue
Trowbridge BA14 7HS

Monthly Rental Of £950



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER
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Two bedroom semi detached bungalow

Conservatory

Large enclosed rear garden

Gas central heating

Situated within easy reach of Trowbridge town centre

Utility room

One allocated parking space

Unfurnished

This two bedroom semi detached bungalow is situated within easy reach of Trowbridge town centre. Features include a conservatory, utility room, large enclosed rear garden, allocated parking for one vehicle and gas central heating. Available immediately, unfurnished.

The property comprises

Conservatory *14' 2" x 8' 7" (4.32m x 2.62m)*

With tiled flooring, double panel radiator, PVCu double glazed windows to the front, side and rear and PVCu double glazed doors to the front and rear.

Lounge *8' 10" x 17' 1" (2.70m x 5.20m) max*

With double panel radiator.

Bedroom 1 *7' 11" x 10' 11" (2.41m x 3.33m)*

With radiator and PVCu double glazed window to the front.

Bedroom 2 *9' 11" x 5' 10" (3.02m x 1.77m)*

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

Kitchen *6' 4" x 11' 2" (1.93m x 3.40m)*

With a range of eye level and base units, worktops over, integrated electric oven and hob, integrated fridge freezer, sink/drainage unit and wall mounted gas combi boiler.

Utility Room *7' 3" x 9' 3" (2.20m x 2.82m)*

With base units, worktops over and integrated dishwasher, double panel radiator and PVCu double glazed windows to the side and rear and PVCu double glazed door to the side.

Bathroom

With white suite comprising bath with electric shower over, pedestal hand basin and w.c, heated towel rail and obscured PVCu double glazed windows to the rear.

Externally

A large enclosed garden laid to lawn and patio. Off road parking for one vehicle and visitor spaces.

Energy Performance

The current EPC rating is C (69)

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.



Ground Floor

Approx. 55.8 sq. metres (601.0 sq. feet)

