



Wrights
01225 755553

Stancomb Avenue, Trowbridge, Wiltshire, BA14 7HS

£425,000

Situation

The property is situated in a desirable location within easy reach of Trowbridge town centre and railway station. The town centre of Trowbridge provides excellent shopping and leisure facilities, a multiplex cinema, numerous pubs and restaurants.

Access to London by train is direct via Westbury (approx 5 miles) and indirect via Trowbridge. The World Heritage City of Bath is just 12 miles away, famed for its shopping, period buildings and many places of cultural interest.



**Substantial three
bedroom detached
property**

Sought after location

**Replacement PVCu
windows and doors fitted
within the last two years**

**Modern kitchen opening
to dining room**

**Spacious dual aspect
lounge**

Generous rear garden

Detached garage

**Driveway parking for
several vehicles**

**Within walking distance
of town centre**

No onward chain



Coming to the market for the first time in over 40 years, this well presented detached family home is situated on the sought after Stancomb Avenue, conveniently positioned within easy reach of Trowbridge town centre, local schools and a range of amenities. The spacious accommodation features a bright dual aspect lounge and a modern fitted kitchen opening into the dining room, creating an ideal space for everyday family living and entertaining. Upstairs, there are three well-proportioned bedrooms, a family bathroom and a separate WC.

Externally, the property enjoys a wonderful, generous rear garden with extensive lawned areas, mature trees and shrubs. The property also benefits from a garage and driveway parking and is offered for sale with no onward chain, subject to probate.

The property comprises

Ground Floor

Entrance Hall

With PVCu double glazed front door and obscured window to the front, radiator and stairs to the first floor with storage cupboard under.

Lounge 10' 10" x 19' 7" (3.30m x 5.96m) max

With two radiators, feature gas fireplace with brick surround, PVCu double glazed bay window with shutter blinds to the front and PVCu sliding patio doors opening onto the rear garden.

Kitchen 15' 0" x 7' 4" (4.58m x 2.24m)

With a range of modern eye level and base units, worktops with upstands and tiled splash backs, integrated double oven and ceramic hob with extractor hood over, inset sink and drainer unit, space for fridge/freezer, washing machine and slimline dishwasher, cupboard housing gas boiler, PVCu double glazed window to the rear and obscured PVCu door to the side. Archway into dining room.

Dining Room 8' 8" x 9' 0" (2.65m x 2.74m)

With radiator and PVCu double glazed window with shutters blinds to the front.

First Floor

Landing

With airing cupboard housing hot water cylinder, loft hatch and PVCu double glazed window with shutters blinds to the rear.

Bedroom 1 10' 10" x 9' 1" (3.29m x 2.76m)

With radiator, built in wardrobe and PVCu double glazed window with shutters blinds to the front.

Bedroom 2 11' 10" x 9' 1" (3.61m x 2.78m)

With radiator, built in wardrobe and storage cupboard and PVCu double glazed window with shutters blinds to the front.

Bedroom 3 8' 10" x 7' 5" (2.69m x 2.25m)

With built in storage, radiator and PVCu double glazed window with shutters blinds blinds to the rear.

Bathroom

With white suite comprising bath with mains shower over and hand basin with vanity unit, radiator, extractor fan and obscured PVCu double glazed window to the rear.

Cloakroom

With close coupled W.C, radiator and obscured PVCu double glazed window to the rear.

Externally

To the front

The property is approached via a pathway leading to the covered entrance porch, with an open-plan front garden laid mainly to lawn alongside decorative gravel and mature planting. A driveway to the side of the property provides off-road parking for several vehicles and leads through double gates to the detached garage.

Garage 7' 1" x 14' 11" (2.15m x 4.54m)

With up and over door to the front, power, lighting, PVCu double glazed window to the side and PVCu door to the rear garden.

To the rear

The impressive rear garden is a particular feature of the property, offering generous, spacious lawned areas complemented by an abundance of mature trees, shrubs and well-stocked flower beds. A paved patio provides an ideal space for outdoor entertaining, while pathways lead through the garden to a greenhouse, timber shed and productive vegetable garden. Offering a high degree of privacy and plenty of space for keen gardeners or families alike, this established garden provides a wonderful outdoor setting to enjoy throughout the seasons.

Tenure

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.

EPC Rating

The current EPC rating is C (69), with a potential for B (82).

Broadband

Ultrafast broadband is available (source - Ofcom) Predicted maximum download speed - 1800Mbps

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.

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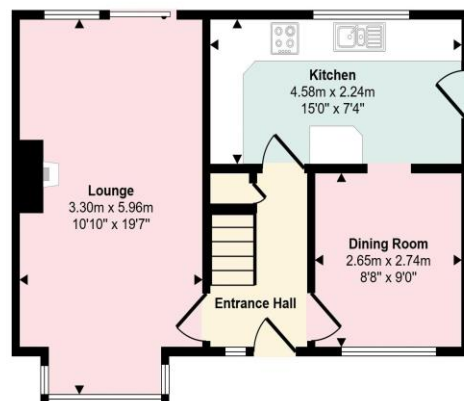
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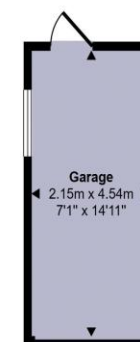
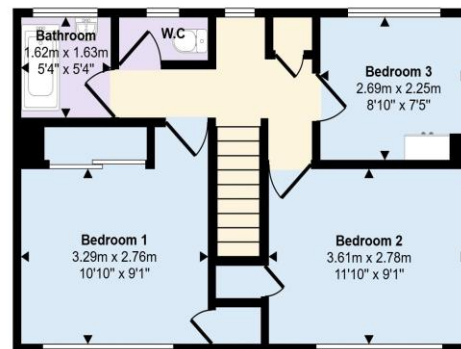
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Approx Gross Internal Area
95 sq m / 1018 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Disclaimer

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