

# HARWOOD

THE ESTATE AGENT

01952 881010

10 St Michaels Drive, Trench TF2 7HR



£ 2 8 5, 0 0 0 region

Tucked away in a quiet cul de sac of similar properties, this three bedroom bungalow enjoys a peaceful setting with local shops and a regular bus route just a short walk away. The layout offers comfortable living space, with a lounge positioned to the rear opening into an adjoining conservatory, and a kitchen that leads directly out to the garden. The bedrooms, bathroom and additional shower room are arranged from a central hallway, giving the home a practical and easy flowing feel. There are gardens to both the front and rear, providing useful outdoor space with plenty of scope to personalise. The frontage includes driveway parking and access to the garage, adding further convenience. Set within a well-established residential area, the property offers a practical base with everyday amenities close at hand. A home with excellent potential in a calm, tucked away position — ideal for buyers looking to make a place their own.

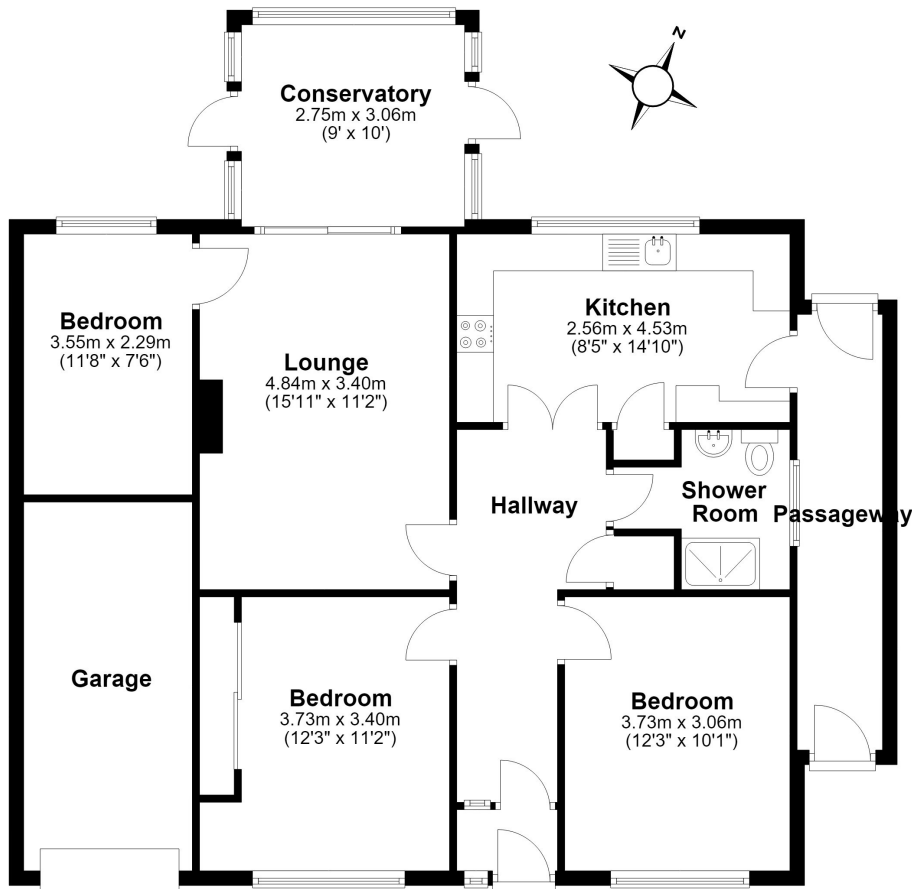
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		





## Ground Floor

Approx. 108.7 sq. metres (1170.2 sq. feet)



Total area: approx. 108.7 sq. metres (1170.2 sq. feet)

**Tenure** Freehold

**Council tax** Band C

**Fixtures & Fittings** Where specifically mentioned in these sales particulars are included in the sale price.

**N.B** Please note, that none of the services, heating systems or any appliances at this property have been tested, therefore no warranty can be given or implied as to their working order. These particulars do not constitute or form a part of any contract. Whilst Harwood Estate Agents and their employees take every care in the preparation of these particulars they hereby state both on behalf of themselves and the vendor that no intending purchaser should rely on any of the statements of representation of fact and the intending purchaser should make his/her own inspection and enquiries in order to satisfy himself/herself of their authenticity and no responsibility is accepted for any error or omission herein.

Details prepared : 22nd June 2026