76 St. Thomas Road

Trowbridge BA14 8SP

A fantastic opportunity to purchase a recently updated, two DOUBLE bedroom, detached bungalow situated on the well regarded St Thomas Road, close to bus route, shops and town centre. This perfect retirement property finished to a very high specification has undergone a programme of refurbishment including new gas central heating system, full re wiring, new flooring, re plastered walls, refitted kitchen with integrated appliances and refitted shower room. External features include good sized south-west facing gardens with private aspect, detached garage and driveway for several vehicles. Early viewing is highly recommended as newly refurbished bungalows like this rarely become available. Vendor suited with no onward chain.

Guide Price £325,000

ACCOMMODATION

All measurements are approximate

Hallway

Composite double glazed door to the side. Radiator. Modern fuse box. Oak style LVT wood effect flooring and inset ceiling spotlights. Heating controls. Access to boarded loft space with ladder. Modern oak doors off and into: cloak cupboard.

Lounge/Dining Room

16'8" x 11'5" (5.10 x 3.50)
UPVC double glazed windows to the front and side. Large Victorian style brushed steel radiator. High level television point. Oak style LVT wood effect flooring. Smoke alarm.

Refitted Kitchen

10'7" x 10'5" (3.25 x 3.20)
UPVC double glazed window to the front. Large vertical Victorian style brushed steel radiator. Extensive range of modern, navy wall, base and drawer units with marble effect work surfaces and upstands. Inset stainless steel single sink unit with mixer tap. Built-in five-ring induction hob with extractor over. Built-in high level stainless steel electric double oven. Integrated dishwasher and fridge/freezer. Plumbing for washing machine. Oak style LVT wood effect flooring. Smoke alarm. UPVC double glazed door to the side. Enclosed combi boiler. Water softener.

Bedroom One
12'1" x 9'7" (3.68m x 2.92m)
UPVC double glazed window to the rear. Radiator. Smoke alarm. High level television point. Bedside tables, chest of drawers and 2 triple wardrobes remaining.

Bedroom Two
10'7" x 9'9" (3.25 x 2.98)
UPVC double glazed window to the rear. Radiator. Smoke alarm.

Refitted Shower Room
Obscured UPVC double glazed window to the side. Brushed gold finished towel radiator. Three piece suite with matt finish, marble effect, tiled surrounds and brushed gold finished ironmongery, comprising large walk-in shower enclosure with mains rainfall shower over, additional shower attachment and glass screen enclosing, wash hand basin and w/c with enclosed cistern and dual push flush. Built-in cupboards and drawers with worktop. Oak style LVT wood effect flooring and inset ceiling spotlights. Illuminated mirror. Extractor fan.

EXTERNALLY

To The Front & Side
Area laid to lawn and border with a variety of plants and shrubs. Driveway providing off road parking for up to four vehicles. Pedestrian access to the rear. Storm porch over entrance door with light. Contemporary outside lighting. Electric meter.

To The Rear
Enclosed south-east facing garden with private aspect comprising paved patio area to the immediate with raised beds, area laid to lawn with a variety of plants and shrubs. External tap. Gas meter. All enclosed by new fencing and high hedgerow.

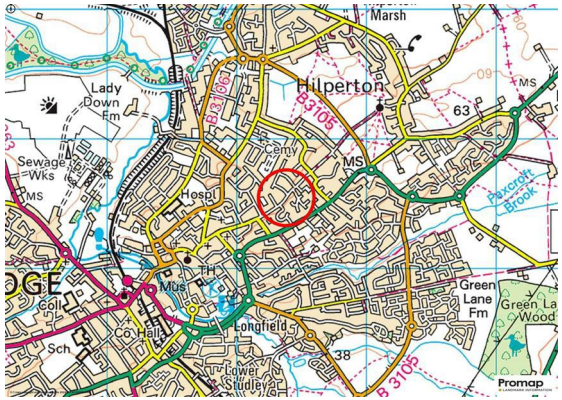
Garage
16'7" x 8'3" (5.06 x 2.52)
Up and over door to the front. Obscured UPVC double glazed window to the rear. UPVC double glazed door to the side. Power and lighting.

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

Ground Floor

Approx. 77.3 sq. metres (831.7 sq. feet)

Total area: approx. 77.3 sq. metres (831.7 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.