



**17 Charnwood Road**  
Trowbridge BA14 9DE

**Monthly Rental Of £1,025**



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

**Garage with parking in front**

**Double bedrooms**

**PVCu double glazing**

**Situated within the popular Broadmead area**

**Rear garden**

**Two reception rooms**

**Gas central heating**

**This spacious two bedroom semi detached bungalow is situated within the popular Broadmead area of Trowbridge. Features include a garage with parking in front, enclosed rear garden, two double bedrooms, two reception rooms, PVCu double glazing and gas central heating. Available from early June, unfurnished.**

### **The property comprises**

#### **Entrance Hall**

With PVCu double glazed front door, three storage cupboards and radiator.

#### **Kitchen** *15' 2" x 10' 11" (4.63m x 3.34m)*

With a range of eye level and base units, rolled edge worktops with upstands, freestanding cooker, space for fridge freezer and washing machine, one and a half bowl sink/drainers, PVCu double glazed window to the rear and obscured PVCu double glazed window to the side.

#### **Dining Room/Study** *10' 2" x 8' 0" (3.09m x 2.44m)*

With double panel radiator, PVCu double glazed window to the rear and PVCu double glazed back door.

#### **Lounge** *15' 0" x 10' 11" (4.58m x 3.33m)*

With radiator, wall mounted electric fire, television point and PVCu double glazed sliding patio doors.

#### **Bedroom 1** *12' 11" x 9' 11" (3.94m x 3.01m)*

With two built in wardrobes, radiator and PVCu double glazed window to the front.

#### **Bedroom 2** *10' 11" x 9' 10" (3.33m x 3.00m)*

With radiator and PVCu double glazed window to the front.

#### **Bathroom** *7' 3" x 6' 0" (2.21m x 1.84m)*

With tiled flooring, white suite comprising bath with shower attachment, pedestal hand basin, low level w.c, heated towel rail, storage cupboard and obscured PVCu double glazed window to the side.

### **Externally**

Enclosed rear garden mainly laid to lawn with patio seating area and greenhouse.

### **Garage**

With up and over door to the front, side door to the garden and parking in front.

### **Council tax**

The property is in council tax band C.

### **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. 78.9 sq. metres (848.8 sq. feet)



Total area: approx. 78.9 sq. metres (848.8 sq. feet)