



**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 early August, 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)

