



304A Marsh Road
Trowbridge BA14 7PL

Monthly Rental Of £1,300



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Spacious two double bedroom detached bungalow

Recently fitted kitchen with integrated white goods

Modern shower room

Lovely front and rear gardens (maintained by Landlord)

Situated within the popular village of Hilperton Marsh

Spacious lounge/diner

Gas central heating and PVCu double glazing

Garage

This spacious and well presented two double bedroom detached bungalow is situated in the popular village of Hilperton Marsh, on the outskirts of Trowbridge. The accommodation comprises entrance hall, a recently fitted kitchen with integrated white goods, a spacious lounge/diner, two well proportioned bedrooms and a modern shower room. Further features include gas central heating, PVCu double glazing, beautifully maintained front and rear gardens (upkept by the Landlord), garage and driveway parking. Available immediately, unfurnished.

The property comprises

Entrance Porch

With PVCu front door, tiled flooring and obscured PVCu double glazed window to the front.

Hallway

With radiator and coat storage cupboard.

Kitchen *12' 10" x 7' 6" (3.92m x 2.28m)*

With a range of modern eye level and base units, worktops with upstands, integrated electric oven and induction hob with extractor hood over, inset sink unit, integrated fridge/freezer, dishwasher and washing machine, radiator, built in storage cupboard and PVCu double glazed window to the rear.

Lounge/Diner *17' 9" x 18' 8" (5.40m x 5.69m) max*

With two radiators, PVCu double glazed window to the front and PVCu sliding doors to the Conservatory.

Conservatory *11' 10" x 8' 10" (3.61m x 2.70m)*

With radiator, PVCu double glazed windows and French doors opening onto the rear garden.

Bedroom 1 *14' 10" x 10' 9" (4.51m x 3.27m)*

A generous double bedroom with fitted wardrobe and matching drawers, radiator and PVCu double glazed window to the front.

Bedroom 2 *9' 9" x 10' 8" (2.97m x 3.24m)*

A second double bedroom with built in linen cupboard, radiator and PVCu double glazed window to the rear.

Shower Room

With wood laminate flooring, white suite comprising large quadrant shower enclosure with mains rainfall shower, W.C and hand basin with vanity unit, heated towel rail, inset ceiling spotlights and obscured PVCu double glazed window to the rear.

Externally

To the front

A generous block paved driveway provides extensive off road parking and leads to the integral garage. The property occupies a substantial plot with a beautifully maintained front garden laid mainly to lawn, complemented by neatly stocked borders, mature shrubs and decorative planting, all maintained by the Landlord. Gated side access leads to the rear garden.

To the rear

Also upkeep by the Landlord, the beautifully maintained rear garden is laid mainly to lawn with a variety of mature shrubs, ornamental trees and well stocked borders, enclosed by timber fencing and hedging offering a good degree of privacy. A pathway leads through the garden to a patio seating area and conservatory, with further benefits including a timber garden shed and outside tap.

Council tax

The property is in council tax band D.

Energy Performance

The current EPC rating is C (75)

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

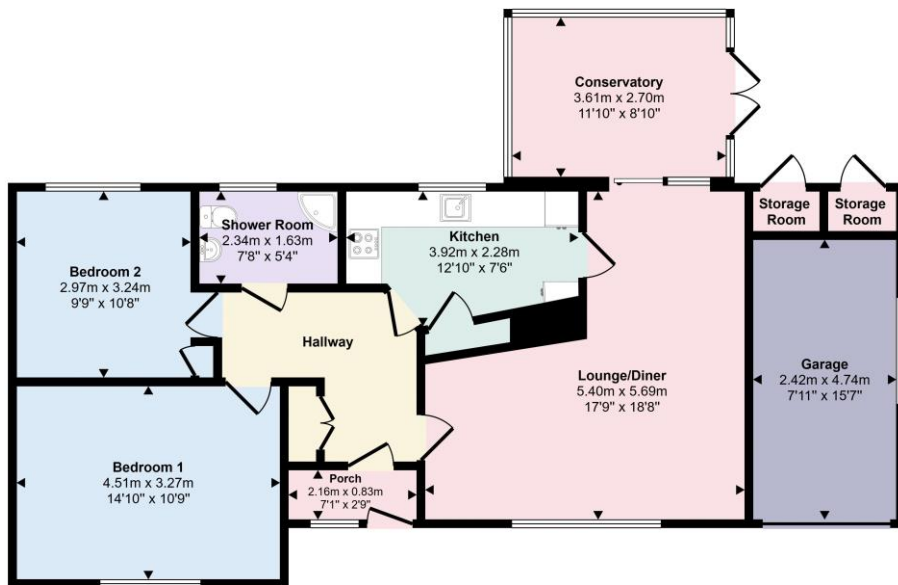
Ultrafast broadband is available (source - Ofcom)
Predicted maximum download speed - 1800Mbps

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.



Approx Gross Internal Area
99 sq m / 1070 sq ft



Floorplan

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.