



2 BEDROOM DETACHED BUNGALOW | ISLINGTON, BA14 | GUIDE PRICE £260,000



## DESCRIPTION

An excellent opportunity to acquire this well-presented two-bedroom detached bungalow, located in a sought-after residential area to the north of Trowbridge town centre. This property offers practical, single-level living with a recently updated kitchen, a modern wet room, and a private rear garden, making it ideal for retirees, downsizers, or those seeking accessible accommodation within close proximity to local amenities and transport links.

The accommodation comprises a spacious living room to the front, featuring a large window that allows abundant natural light and offers pleasant street views. The kitchen, situated at the rear, has been recently updated to a high standard and benefits from a range of contemporary fitted units and integrated appliances, combining both style and functionality.

The property offers two bedrooms, including a generous double bedroom positioned at the front and a single bedroom to the rear, overlooking the garden. The wet room has been thoughtfully designed to provide level access, incorporating non-slip flooring, a walk-in shower, WC, and wash basin.

Externally, the property benefits from a private driveway providing ample off-street parking, complemented by a low-maintenance, enclosed rear garden predominantly laid to patio and gravel with mature shrubbery, providing a private and tranquil outdoor space.

Situated on Islington, just north of Trowbridge town centre, this property benefits from convenient access to a wide range of local amenities including supermarkets, shops, cafés, and a variety of primary and secondary schools nearby. Trowbridge railway station is within easy reach, offering regular services to Bath, Bristol, and Westbury, making commuting straightforward. The area combines practical everyday





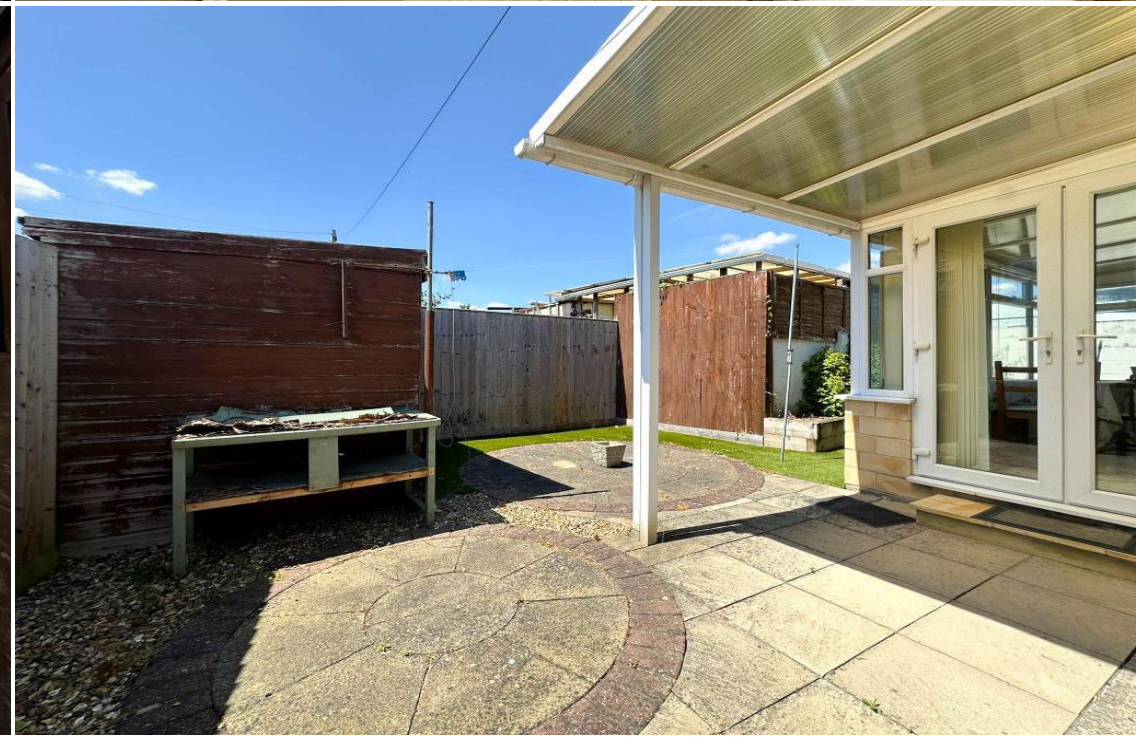
convenience with a well-established residential community, providing a comfortable and accessible setting for residents.

## KEY FEATURES

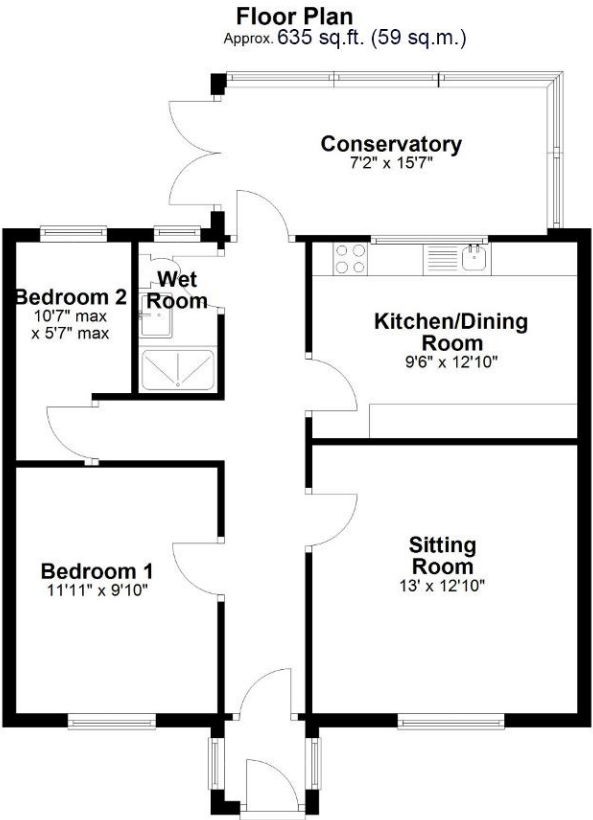
- Detached Bungalow
- Driveway Parking
- No Onward Chain
- Two Bedrooms
- Nearby Local Amenities











Total area: approx. 635 sq.ft. (59 sq.m.)

ENERGY EFFICIENCY

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

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