

# Wrights



**58 Park Street**  
Trowbridge BA14 0AU

**Monthly Rental Of £950**



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER  
Phone: 01225 755553, Email: [enquiries@wrightsresidential.co.uk](mailto:enquiries@wrightsresidential.co.uk)  
[www.wrightsresidential.co.uk](http://www.wrightsresidential.co.uk)

**Two bedroom terrace property**

**Utility room**

**Ground floor bathroom**

**Gas central heating**

**Two reception rooms**

**Two double bedrooms**

**Enclosed rear garden**

**Furnished**

**This furnished two bedroom terrace property is situated within easy reach of Trowbridge town centre and railway station. Features include gas central heating, two reception rooms, utility room, ground floor bathroom, two double bedrooms and an enclosed rear garden. Available from early July.**

**The property comprises**

**Ground Floor**

**Lounge** *11' 6" x 12' 3" (3.50m x 3.74m)*

With radiator and PVCu double glazed window to the front.

**Dining Room** *10' 5" x 12' 9" (3.18m x 3.88m)*

With feature fireplace, radiator and stairs to the first floor with storage cupboard under.

**Kitchen** *8' 0" x 7' 10" (2.45m x 2.38m)*

With a range of eye level and base units, worktops with splash backs, inset sink/drain unit, freestanding cooker, dishwasher, fridge/freezer and PVCu double glazed window to the side.

**Utility room**

With washing machine, PVCu double glazed window to the rear and PVCu back door.

**Bathroom**

With tiled floor, white suite comprising bath with shower attachment, low level W.C and pedestal hand basin, radiator, heated towel rail, extractor fan and obscured PVCu double glazed window to the rear.

**First floor**

**Landing**

With wood laminate flooring.

**Bedroom 1** *8' 9" x 12' 3" (2.66m x 3.74m) max*

With wood laminate flooring, radiator and PVCu double glazed window to the front.

**Bedroom 2** *10' 5" x 9' 4" (3.17m x 2.85m)*

With wood laminate flooring, radiator and PVCu double glazed window to the rear.

**Externally**

**To the rear**

The property comes with an enclosed rear garden, mainly laid to lawn with a patio seating area. A gate provides access to the rear.

**Council tax**

The property is currently in council tax band B.

**Energy Performance**

Current energy rating: E

**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 available (source - Ofcom) Predicted maximum download speed - 1000Mbps

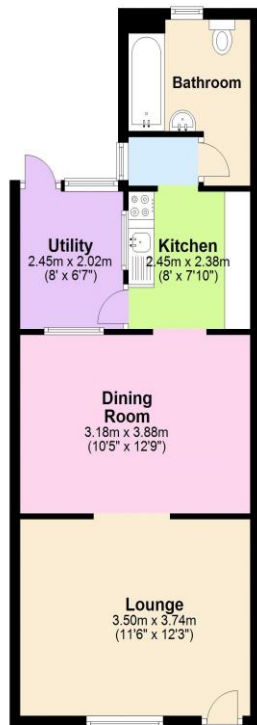
**Mobile**

Outdoor coverage is likely - source Ofcom.



### Ground Floor

Approx. 44.2 sq. metres (475.6 sq. feet)



### First Floor

Approx. 25.4 sq. metres (273.2 sq. feet)



Total area: approx. 69.6 sq. metres (748.8 sq. feet)