

Wrights



54 Gloucester Road
Trowbridge BA14 0AE

Monthly Rental Of £995



Wrights Residential, 24 Fore Street, Trowbridge, BA14 8ER
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Spacious two/three bedroom property

Kitchen with white goods including dishwasher

Two large double bedrooms

Electric heating

Two reception rooms

Large ground floor bathroom

Third bedroom accessed from bedroom two

Enclosed garden

This spacious two/three bedroom terraced property is situated within easy reach of Trowbridge town centre, railway station and close to primary and secondary schools. Features include two reception rooms, kitchen with white goods including dishwasher, two large double bedrooms and a third bedroom/dressing room (accessed from bedroom two), spacious ground floor bathroom and enclosed rear garden. Available from early September, unfurnished.

The property comprises

Entrance Hall

With PVCu front door and wood flooring.

Hallway

With wood flooring, wall mounted electric heater and stairs to the first floor.

Lounge *12' 2" x 9' 10" (3.71m x 3.00m)*

With wood flooring, wall mounted electric heater, feature fireplace and PVCu double glazed bay window to the front.

Dining Room *13' 1" x 13' 1" (4.00m x 3.99m)*

With wood flooring, wood burning stove with brick surround, wall mounted electric heater and PVCu double glazed window to the rear.

Kitchen *9' 1" x 7' 3" (2.77m x 2.20m)*

With a range of base units, solid wood worktops, integrated electric oven with ceramic hob over, sink/drain unit, fridge/freezer, dishwasher and washing machine, inset ceiling spotlights, PVCu double glazed window to the side and PVCu back door.

Bathroom

With tiled floor, white suite comprising bath with electric shower over, hand basin with vanity unit and W.C, heated towel rail, hot water cylinder, inset ceiling spotlights and obscured PVCu double glazed windows to the side and rear.

First Floor

Landing

Bedroom 1 *13' 1" x 12' 3" (4.00m x 3.74m)*

With wood flooring, wall mounted electric heater, built in storage cupboard and PVCu double glazed window to the front.

Bedroom 2 *13' 1" x 10' 4" (4.00m x 3.14m)*

With wood flooring, wall mounted electric heater and PVCu double glazed window to the rear.

Bedroom 3 *8' 9" x 7' 3" (2.67m x 2.22m)*

With wood flooring, wall mounted electric heater and PVCu double glazed window to the rear.

Externally

The property offers a private enclosed garden to the rear.

Council tax

The council tax band for this property is B.

Broadband

Superfast and Ultrafast available (source - Ofcom)
Predicted maximum download speed - 1000 Mbps

Mobile phone coverage

Indoor phone coverage - Limited Outdoor phone coverage - Likely (Source Ofcom)

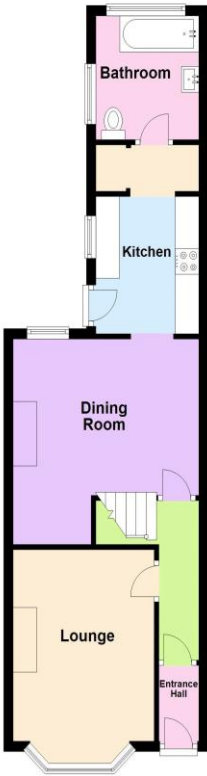
Services

Electricity, water and drainage are connected. The property is heated by electric storage heaters. Please note that the Agent has not tested any appliances.



Ground Floor

Approx. 44.8 sq. metres (482.0 sq. feet)



First Floor

Approx. 37.1 sq. metres (399.4 sq. feet)

