

Wrights



27 Adcroft Street
Trowbridge BA14 8PF

Monthly Rental Of £975



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER
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Two bedroom grade II listed property

Kitchen/Diner

Ground floor shower room and first floor cloakroom

Private enclosed south west facing rear garden

Situated close to Trowbridge town centre and railway station

Utility room

Two double bedrooms

Period features

This well presented two bedroom grade II listed terraced property is situated within easy reach of Trowbridge town centre and railway station. The property offers many period features including exposed timber beams and feature fireplaces. On the ground floor is a cosy lounge which opens into the kitchen/diner, utility room and a refitted shower room. Upstairs are two double bedrooms and a cloakroom, and externally there is a private south west facing rear garden with brick built garden room. Available immediately, unfurnished.

The property comprises

Ground floor

Entrance Porch

With PVCu front door.

Lounge 11' 11" x 10' 8" (3.62m x 3.26m)

With exposed timber beam, wood laminate flooring, feature fireplace and PVCu double glazed window to the front.

Kitchen/Diner 11' 11" x 11' 6" (3.62m x 3.50m)

With wood laminate flooring, a range of eye level and base units, worktops with tiled splash backs, space for cooker, one and a half bowl sink/drainage unit, radiator, exposed timber beam and PVCu double glazed window to the rear.

Rear Hall

With radiator and stairs to the first floor.

Utility room

With tiled floor, space for fridge/freezer and washing machine, wall mounted gas boiler and wooden door to the garden.

Shower Room

With suite comprising large walk in shower with mains shower, feature hand basin with vanity unit and low level W.C, heated towel rail and obscured PVCu double glazed window to the side.

First Floor

Landing

With radiator.

Bedroom 1 12' 4" x 11' 1" (3.77m x 3.39m)

With radiator, feature fireplace and PVCu double glazed window to the front.

Bedroom 2 10' 1" x 6' 7" (3.07m x 2.01m)

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

Cloakroom

With white suite comprising low level W.C and pedestal hand basin, radiator and extractor fan.

Externally

To the front

To the front of the property is a walled courtyard area with gated access and path to the front door.

To the rear

The enclosed sunny south west facing garden offers a good degree of privacy, with a patio area and steps up to an area laid to lawn and areas containing a range of plants and shrubs. A path leads to a 10ft x 8ft brick built garden room with PVCu double glazed windows and French doors to the front.

Parking

2 free permits are available for the hospital car park which is approx. 50m from the property.

Council tax

The property is currently in council tax band B.

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

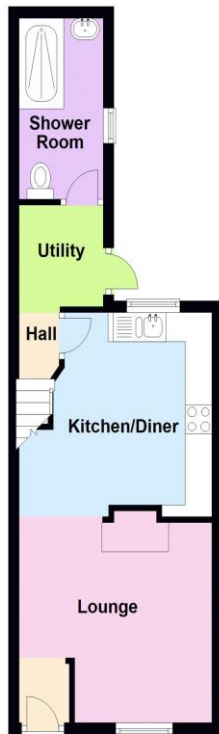
Mobile phone coverage

Outdoor coverage is likely - source Ofcom.



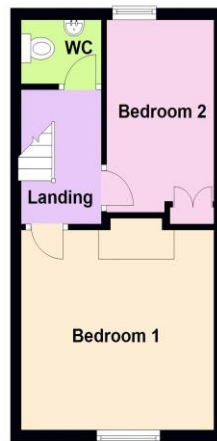
Ground Floor

Approx. 33.4 sq. metres (359.9 sq. feet)



First Floor

Approx. 25.3 sq. metres (272.9 sq. feet)



Total area: approx. 58.8 sq. metres (632.8 sq. feet)