

# Wrights



**10 Frome Road**  
Trowbridge BA14 0DQ

**Monthly Rental Of £1,200**



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)

## Spacious two bedroom semi detached property

Lounge with open fireplace

Utility room

Two double bedrooms

Walking distance to town centre and railway station

Dining room

Ground floor wet room and large first floor bathroom

This exceptionally spacious and well presented two bedroom semi detached property is conveniently situated within easy reach of Trowbridge town centre and railway station. Features include two reception rooms, utility room, ground floor wet room, two double bedrooms, a large first floor bathroom with roll top bath and shower enclosure, rear garden with access to office and off road parking for several vehicles to the rear. Available from late February, unfurnished.

### The property comprises

#### Ground Floor

##### Entrance Hall

With composite front door and tiled floor.

##### Hallway

With wood flooring and stairs to the first floor.

##### Lounge 10' 9" x 13' 1" (3.27m x 3.99m)

With radiator, open fireplace and sash window.

##### Dining Room 12' 8" x 14' 1" (3.87m x 4.29m)

With wood laminate flooring, radiator, storage cupboard under the stairs and sash window to the rear.

##### Kitchen 12' 3" x 7' 3" (3.74m x 2.21m)

With tiled flooring, a range of base units with solid wood worktops, Belfast sink unit, range cooker with five ring hob and extractor hood over, fridge/freezer, radiator, PVCu double glazed window to the side and PVCu door to the back garden.

##### Utility room

With tiled flooring base unit with solid wood worktop, Belfast sink unit, washing machine, radiator, PVCu double glazed window to the side and PVCu door to the rear garden.

##### Wet Room

With tiled flooring and walls, mains shower, low level W.C and pedestal hand basin, heated towel rail and obscured PVCu double glazed window to the side.

#### First Floor

##### Landing

With stripped wooden flooring, storage cupboard and PVCu double glazed sash window to the side.

##### Bedroom 1 11' 1" x 15' 9" (3.37m x 4.79m) plus alcoves

With wood flooring, radiator, two alcoves with built in clothes storage and two PVCu double glazed sash windows to the front.

##### Bedroom 2 13' 1" x 9' 8" (3.98m x 2.94m) plus alcoves

With wood flooring, feature fireplace, radiator, two alcoves with built in clothes storage and PVCu double glazed sash window to the rear.

##### Bathroom

With four piece suite comprising large quadrant shower enclosure with mains shower, roll top bath, close coupled W.C and pedestal hand basin, heated towel rail, extractor fan and obscured PVCu double glazed windows to the side and rear.

#### Externally

##### Office 7' 7" x 7' 3" (2.31m x 2.22m)

Access from the rear garden, with double doors, wood flooring, small radiator and built in desk/shelving.

#### Rear Garden and Parking

The property comes with a rear garden with vegetable planting areas, green house and shed. There is also off road parking for several vehicles to the rear of the garden.

#### Council tax

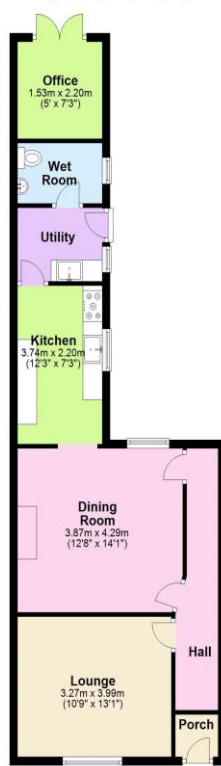
The property is currently in council tax band B.

#### Services



**Ground Floor**

Approx. 57.0 sq. metres (614.0 sq. feet)



**First Floor**

Approx. 40.0 sq. metres (430.4 sq. feet)



Total area: approx. 97.0 sq. metres (1044.4 sq. feet)