

Wrights



22 Woodhouse Gardens
Trowbridge BA14 7QX

Monthly Rental Of £1,000



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This well presented two bedroom terraced house is situated within the popular Paxcroft Mead development on the outskirts of Trowbridge. Features include gas central heating, a modern kitchen and bathroom, a low maintenance enclosed rear garden and allocated parking for two vehicles. Available from mid May, unfurnished.

The property comprises

Ground Floor

Entrance Hall

With built in storage cupboard and stairs to the first floor.

Kitchen 8' 2" x 7' 2" (2.48m x 2.19m)

With a range of eye level and base units, worktops with tiled splash backs, inset sink/drain unit, integrated electric oven and gas hob with extractor hood over, space for fridge/freezer and washing machine, wall mounted gas boiler and PVCu double glazed window to the front.

Lounge 12' 7" x 13' 7" (3.84m x 4.14m)

With radiator, storage cupboard under the stairs, PVCu french doors opening onto the rear garden and PVCu double glazed window to the rear.

First Floor

Landing

With airing cupboard.

Bedroom 1 9' 4" x 10' 6" (2.85m x 3.19m)

With radiator and PVCu double glazed windows to the front.

Bedroom 2 11' 5" x 6' 10" (3.48m x 2.09m)

With radiator and PVCu double glazed windows to the rear.

Bathroom

With white suite comprising bath with electric shower over, W.C and hand basin, radiator and obscured PVCu double glazed window to the rear.

Externally

To the front

Two allocated parking spaces.

To the rear

The enclosed rear garden offers a patio seating area and an area laid to gravel.

Council tax

The property is currently in council tax band C.

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 - 10000Mbps

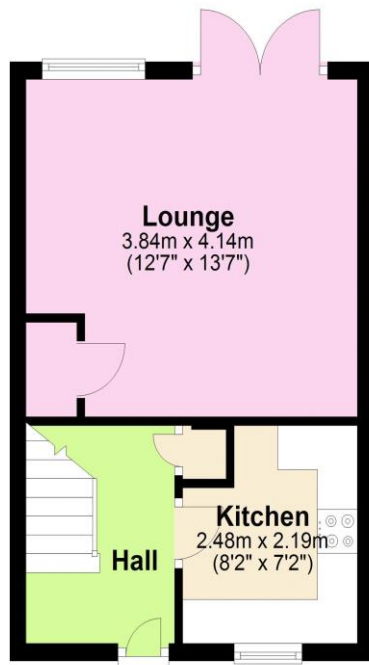
Mobile phone coverage

Outdoor coverage is likely - source Ofcom.



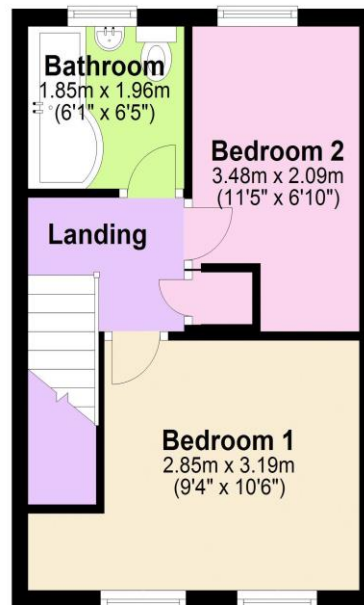
Ground Floor

Approx. 26.6 sq. metres (286.7 sq. feet)



First Floor

Approx. 26.6 sq. metres (286.7 sq. feet)



Total area: approx. 53.3 sq. metres (573.3 sq. feet)