

Wrights



9 Elmdale Road
Trowbridge BA14 9JU

Monthly Rental Of £1,350



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER
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Three bedroom detached property

Newly renovated

First floor shower room

Garage

Established residential development close to schools

Ground floor shower room

Driveway parking for several vehicles

Large enclosed rear garden

This spacious, newly renovated three bedroom detached property is situated within easy reach of Primary and Secondary schools on the outskirts of Trowbridge. Features include a spacious lounge, newly fitted kitchen, ground floor shower room, three generous bedrooms, first floor bathroom, driveway parking for several vehicles, garage and a large landscaped rear garden. Available from late May, unfurnished.

The property comprises

Ground Floor

Entrance Hall

With PVCu front door, tiled flooring, radiator, shoe cupboard and stairs to the first floor with storage cupboard under.

Lounge 11' 8" x 17' 7" (3.55m x 5.36m) max

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

Kitchen 12' 9" x 11' 1" (3.88m x 3.38m)

With a range of eye level and base units, worktops with splash backs, integrated electric oven and ceramic hob with extractor hood over, space for fridge/freezer and washing machine, ceramic sink/drain unit and PVCu sliding patio doors to the rear.

Shower Room

With white suite comprising shower enclosure with rainfall shower, low level E.C and hand basin with vanity unit, extractor fan and obscured PVCu double glazed window to the rear.

First Floor

Landing

With cupboard housing gas boiler and PVCu double glazed window to the side.

Bedroom 1 11' 7" x 10' 6" (3.54m x 3.19m)

With radiator, built in wardrobe and PVCu double glazed window to the front.

Bedroom 2 11' 2" x 10' 4" (3.40m x 3.15m) max

With radiator and PVCu double glazed window to the rear.

Bedroom 3 8' 6" x 7' 4" (2.60m x 2.24m)

With radiator and PVCu double glazed window to the front.

Bathroom

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

Externally

To the front

A block paved driveway provides off road parking for several vehicles.

Garage

With up and over door to the front and side door to the rear garden.

To the rear

The exceptionally spacious and low maintenance enclosed rear garden offers a seating area laid to wooden decking, as well as areas laid to lawn and gravel.

Council tax

The property is currently in council tax band C.

Services

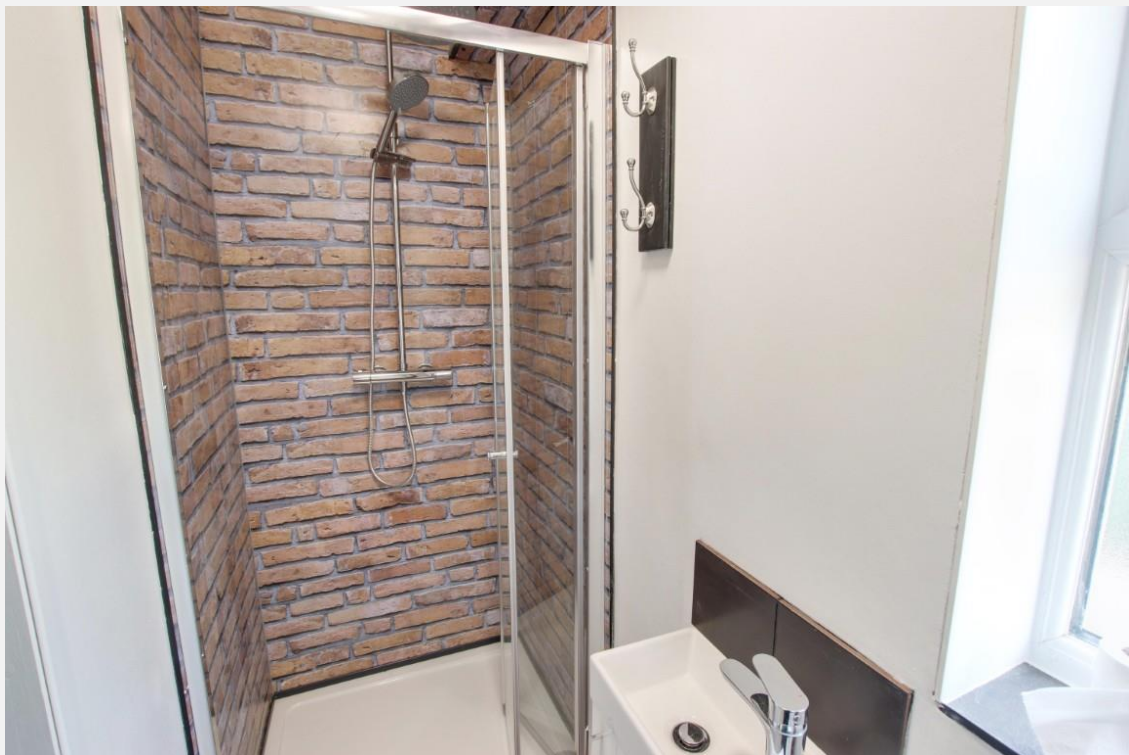
Mains gas, electricity, water and drainage are connected. The property is heated by a gas fired central heating boiler to radiators. Please note that the Agent has not tested any appliances.

Broadband

Ultrafast broadband is available (source - Ofcom)
Predicted maximum download speed - 1800Mbps

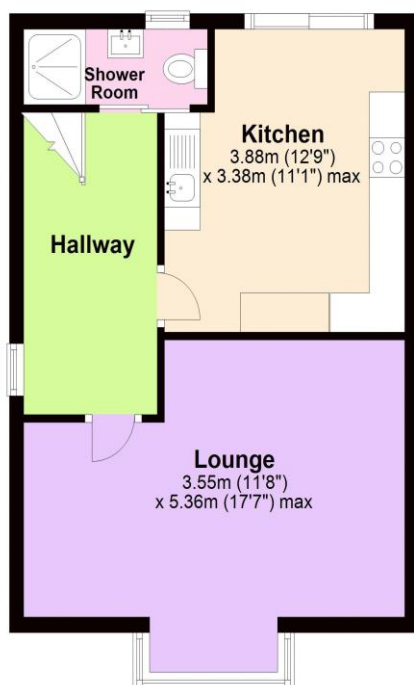
Mobile phone coverage

Outdoor coverage is likely - source Ofcom.



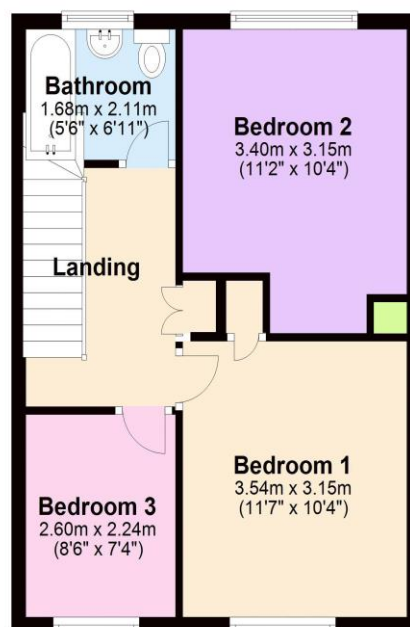
Ground Floor

Approx. 41.0 sq. metres (441.5 sq. feet)



First Floor

Approx. 40.7 sq. metres (438.3 sq. feet)



Total area: approx. 81.7 sq. metres (879.8 sq. feet)