

# Wrights



**8 Pockeridge Road**  
Corsham SN13 9SB

**Monthly Rental Of £995**



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER  
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[www.wrightsresidential.co.uk](http://www.wrightsresidential.co.uk)

**Three bedroom mid terraced property**

**Modern kitchen/diner and bathroom**

**Parking (not allocated)**

**Available immediately**

**Gas central heating**

**Double glazing**

**Enclosed garden with decking area**

**Unfurnished**

**Wrights Residential are delighted to offer this recently renovated three bedroom mid terraced property situated on the outskirts of Corsham. Features include a kitchen/diner, spacious lounge, gas central heating, PVCu double glazing, enclosed rear garden and off road parking (non allocated). Available immediately, unfurnished.**

**The property comprises**

### **Ground Floor**

#### **Entrance hall**

With PVCu front door, wood laminate flooring, radiator, storage cupboard and stairs to the first floor.

#### **Lounge 9' 8" x 13' 5" (2.95m x 4.08m)**

With wood laminate flooring, radiator, storage cupboard and PVCu double glazed window to the front.

#### **Kitchen/Diner 8' 5" x 19' 6" (2.56m x 5.94m)**

With a range of eye level and base units, worktops with tiled splash backs, inset sink/drainage unit, freestanding cooker, space for fridge and washing machine, radiator, wall mounted gas boiler, built in storage cupboard, PVCu double glazed window to the rear and door to the rear garden.

### **First Floor**

#### **Landing**

With built in storage cupboard.

#### **Bedroom 1 11' 5" x 10' 9" (3.47m x 3.27m)**

With radiator and PVCu double glazed window to the rear.

#### **Bedroom 2 9' 9" x 6' 7" (2.97m x 2.00m)**

With radiator and PVCu double glazed window to the front.

#### **Bedroom 3 6' 3" x 9' 6" (1.91m x 2.89m)**

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

### **Bathroom**

With white suite comprising bath with electric shower over, hand basin with vanity unit and W.C, radiator and two PVCu double glazed windows to the rear.

### **Externally**

#### **To the front**

The front garden is laid to gravel with a path to the front door.

#### **To the rear**

The enclosed rear garden offers a raised decking area, as well as steps leading down to an area laid to lawn.

### **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

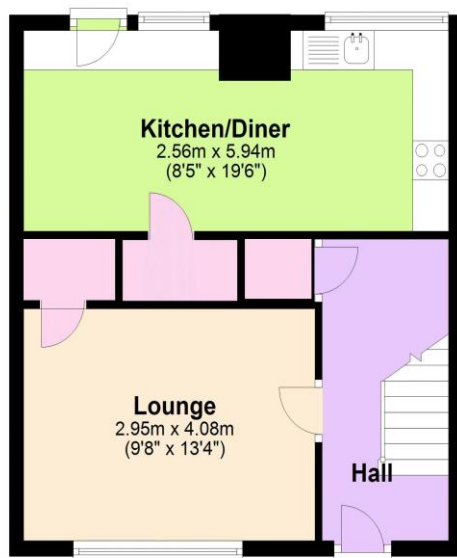
### **Mobile phone coverage**

Outdoor coverage is likely - source Ofcom.



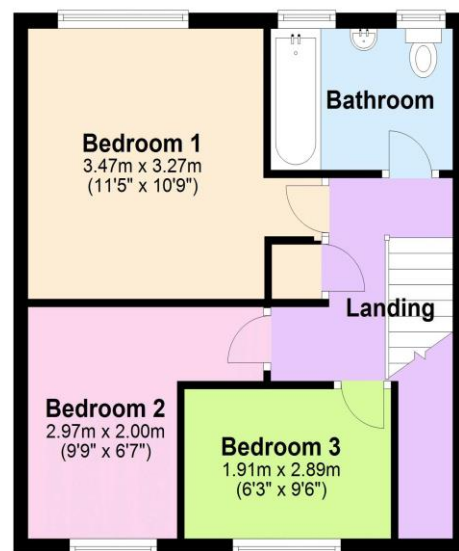
### Ground Floor

Approx. 38.7 sq. metres (416.6 sq. feet)



### First Floor

Approx. 38.7 sq. metres (417.0 sq. feet)



Total area: approx. 77.4 sq. metres (833.6 sq. feet)