

Wrights



2 Orchids Terrace

Bristol BS39 6AE

Monthly Rental Of £1,250



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER
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Three bedroom terraced house

Downstairs W.C

Electric central heating

Offroad parking

Spacious Lounge/Diner

Built in wardrobes

Enclosed garden

Available immediately

This spacious three bedroom terrace property situated within the sought after village of High Littleton, between Bristol and Bath. Features include electric central heating, spacious lounge/diner, high quality kitchen and bathroom, built in wardrobes in all bedrooms, enclosed garden with artificial lawn and off road parking for two vehicles. Available immediately, unfurnished.

The property comprises

Ground Floor

Entrance Hall

With wood laminate flooring, double panel radiator and stairs to the first floor.

Kitchen 12' 7" x 8' 1" (3.84m x 2.46m) max

With a range of eye level and base units, integrated electric oven and ceramic hob with extractor hood over, integrated fridge freezer and dishwasher, space for washing machine, one and a half bowl sink/drain, double panel radiator, ceiling spotlights and PVCu double glazed window to the front.

Lounge 17' 11" x 15' 6" (5.46m x 4.72m) max

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

First Floor

Landing

With wood laminate flooring, double panel radiator and cupboard housing electric boiler.

Bedroom 1 9' 7" x 15' 4" (2.91m x 4.68m) max

With laminate flooring, double panel radiator, built in wardrobe and two PVCu double glazed windows to the front.

Bedroom 2 12' 1" x 7' 11" (3.68m x 2.41m) max

With laminate flooring, double panel radiator, built in wardrobe and PVCu double glazed windows to the rear.

Bedroom 3 9' 6" x 7' 3" (2.90m x 2.22m) max

With laminate flooring, double panel radiator, built in wardrobe and PVCu double glazed windows to the rear.

Bathroom

With white suite comprising bath with mains shower over, low level w.c and pedestal hand basin, double panel radiator, ceiling spotlights and extractor fan.

Externally

To the rear

The enclosed rear garden is laid to patio and artificial lawn, with a gate providing access to the rear. Two off road parking spaces to the rear of the garden.

Council tax

The property is currently in council tax band C.

Energy Performance

Current energy rating: 86 - B

Services

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

Broadband

Superfast available (source - Ofcom) Predicted maximum download speed - 80Mbps

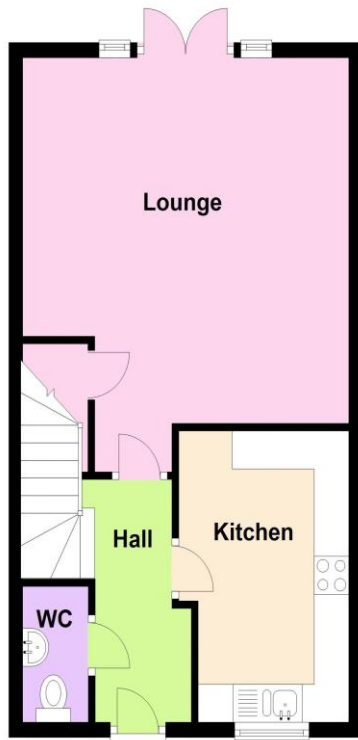
Mobile phone coverage

Outdoor coverage is likely - source Ofcom



Ground Floor

Approx. 41.3 sq. metres (445.1 sq. feet)



First Floor

Approx. 40.9 sq. metres (440.4 sq. feet)

