

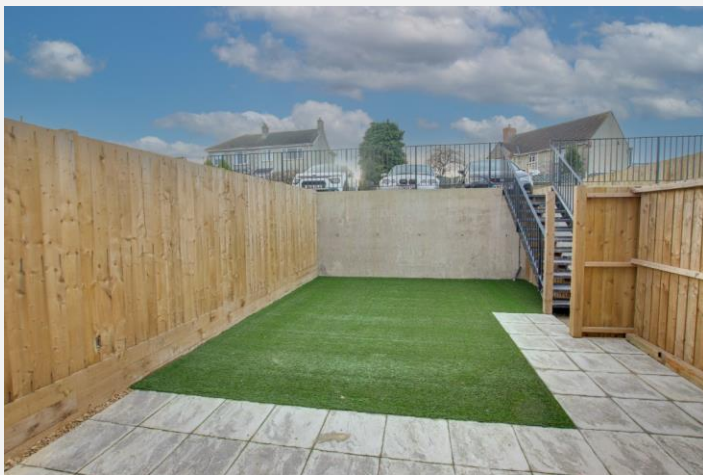
Wrights



4 Orchids Terrace

Bristol BS39 6AE

Monthly Rental Of £1,250



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER
Phone: 01225 755553, Email: enquiries@wrightsresidential.co.uk
www.wrightsresidential.co.uk

Modern three bedroom terraced house

Spacious lounge/diner

Enclosed rear garden with artificial lawn

Built in wardrobes in every bedroom

Two allocated parking spaces

High quality kitchen and bathroom

Downstairs W.C

Electric central heating

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.

Cloakroom

With W.C and hand basin.

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, space for fridge freezer, dishwasher and washing machine, one and a half bowl sink/drainers, double panel radiator, ceiling spotlights and PVCu double glazed window to the front.

Lounge/Diner *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

Enclosed rear garden laid to patio and artificial lawn. 2 allocated parking spaces and visitor spaces available.

Council tax

The property is currently in council tax band C.

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

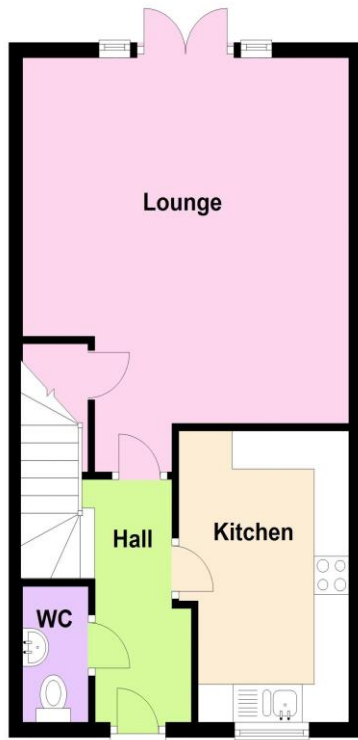
Mobile phone coverage

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)

