

Wrights



5 Lamplighters Walk

Trowbridge BA14 0NE

Monthly Rental Of £1,200



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Three bedroom end of terrace property

Gas central heating

Situated within easy reach of Trowbridge town centre and railway station

Generous enclosed rear garden

Downstairs W.C

PVCu double glazing

Close to primary and secondary schools

Allocated parking

This three bedroom end of terrace property is situated within easy reach of Trowbridge town centre and railway station. Features include gas central heating, PVCu double glazing, downstairs cloakroom, generous enclosed rear garden and allocated parking. Available from early November, unfurnished.

The property comprises

Ground Floor

Entrance Hall

With radiator, inset ceiling spotlights and stairs to the first floor.

Cloakroom

With white suite comprising low level W.C and pedestal hand basin, radiator, inset ceiling spotlight and obscured PVCu double glazed window to the front.

Kitchen 9' 3" x 6' 11" (2.82m x 2.10m)

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

Lounge/Diner 15' 4" x 14' 8" (4.68m x 4.48m) max

With two radiators, gas fire with wooden surround, large storage cupboard under the stairs, PVCu double glazed window to the rear and PVCu french doors opening onto the rear garden.

First Floor

Landing

With airing cupboard housing gas combi boiler, inset ceiling spotlights and PVCu double glazed window to the side.

Bedroom 1 13' 10" x 8' 1" (4.21m x 2.47m)

With radiator and PVCu double glazed window to the front.

Bedroom 2 11' 1" x 7' 11" (3.39m x 2.42m)

With radiator and PVCu double glazed window to the rear.

Bedroom 3 7' 1" x 6' 4" (2.17m x 1.93m)

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, inset ceiling spotlights, extractor fan and obscured PVCu double glazed window to the rear.

Externally

Enclosed rear garden laid to lawn and patio. A side gate provides access to the front of the property.

Council tax

The property is 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 - 1000Mbps

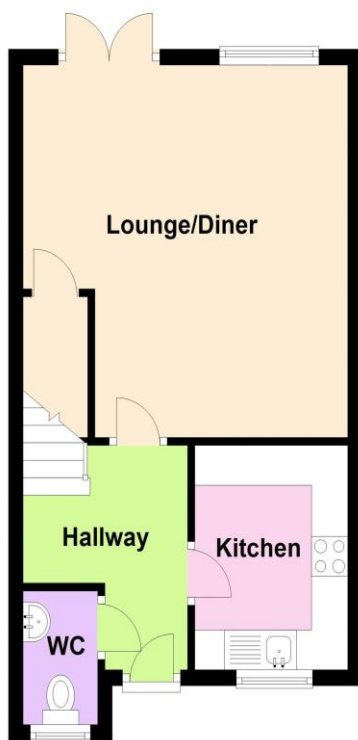
Mobile phone coverage

Outdoor coverage is likely - source Ofcom.



Ground Floor

Approx. 34.8 sq. metres (374.1 sq. feet)



First Floor

Approx. 34.0 sq. metres (366.5 sq. feet)

