



23 Westfield Road
Trowbridge BA14 9JG

Monthly Rental Of £1,200



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER
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Spacious and well presented three bedroom property

Gas central heating and PVCu double glazing

Modern kitchen and bathroom

Large enclosed rear garden

Close to Primary and Secondary schools

Two reception rooms

Three generous bedrooms

Driveway parking for two vehicles

This spacious and well presented three bedroom property is situated within an established residential development, close to primary and secondary schools. Features include two reception rooms, a modern kitchen and bathroom, three generous bedrooms and a large enclosed rear garden. Available early November, unfurnished.

The property comprises

Ground Floor

Entrance Hall

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

Lounge *17' 11" x 10' 6" (5.45m x 3.19m)*

With two radiators, feature fireplace and PVCu double glazed windows to the front and rear.

Dining Room *11' 10" x 8' 8" (3.61m x 2.63m)*

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

Kitchen *15' 0" x 5' 8" (4.56m x 1.73m)*

With wood laminate flooring, a range of eye level and base units, worktops with tiled splash backs, sink/drain unit, freestanding cooker, space for fridge/freezer, washing machine and tumble dryer, storage cupboard under the stairs, PVCu double glazed window to the rear and PVCu back door.

First Floor

Landing

With PVCu double glazed window to the rear.

Bedroom 1 *9' 6" x 11' 11" (2.90m x 3.64m)*

With radiator, built in wardrobe, airing cupboard housing gas boiler and PVCu double glazed window to the front.

Bedroom 2 *13' 9" x 8' 7" (4.20m x 2.62m)*

With radiator, storage cupboard over the stairs and PVCu double glazed window to the front.

Bedroom 3 *9' 1" x 7' 7" (2.77m x 2.30m)*

With wood laminate flooring, radiator and PVCu double glazed window to the rear.

Bathroom

With wood laminate flooring, white suite comprising bath with mains shower over, close coupled W.C and pedestal hand basin, radiator and obscured PVCu double glazed window to the rear.

Externally

To the front

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

To the rear

The large enclosed rear garden offers a spacious raised decking area and an area laid to lawn with a garden.

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.

EPC rating

The current EPC rating in C (73)

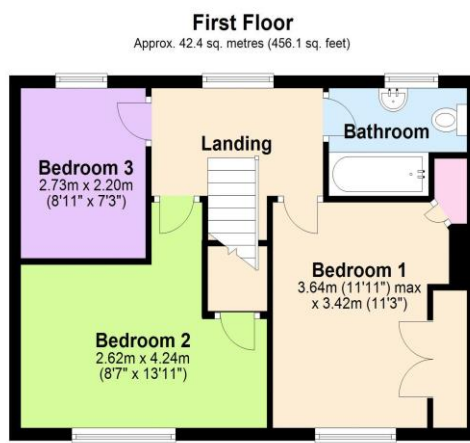
Broadband

Ultrafast broadband is available (source - Ofcom)
Predicted maximum download speed - 1000Mbps

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.





Total area: approx. 85.1 sq. metres (915.5 sq. feet)