



32A Southville Road
Bradford-On-Avon BA15 1HR

Monthly Rental Of £1,100



Wrights Residential, 24 Fore Street, Trowbridge, BA14 8ER
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www.wrightsresidential.co.uk

Two double bedroom house

Garden

Parking for two vehicles

Available mid November

Gas central heating

White goods

Unfurnished

Wrights Residential are delighted to present this well presented two double bedroom house situated on the Trowbridge side of Bradford on Avon. Features include gas central heating, an enclosed rear garden and allocated parking for two vehicles. Available mid November, unfurnished.

The property comprises

Ground Floor

Entrance hall

With tiled flooring and PVCu double glazed front door.

Cloakroom

With tiled flooring, double panel radiator, suite comprising low level w.c and hand basin, wall mounted gas boiler and obscured PVCu double glazed window to the side.

Kitchen 10' 2" x 9' 6" (3.11m x 2.90m)

With tiled flooring, double panel radiator, a range of eye level and base units, rolled edge worktops with tiled splashbacks, freestanding cooker, fridge and washing machine, sink/drain unit, breakfast bar, extractor fan and PVCu double glazed window to the front.

Lounge/Diner 17' 3" x 12' 10" (5.27m x 3.90m) max

With two double panel radiators, cupboard under the stairs, PVCu double glazed window to the side and PVCu double glazed sliding doors leading to the garden.

First Floor

Landing

With PVCu double glazed window to the side and linen cupboard.

Bedroom 1 10' 10" x 12' 10" (3.29m x 3.90m) max

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

Bedroom 2 9' 4" x 12' 10" (2.84m x 3.90m)

With double panel radiator, wardrobe and PVCu double glazed window to the rear.

Bathroom

With suite comprising bath with shower attachment, low level w.c and pedestal hand basin, double panel radiator and PVCu double glazed window to the side.

Externally

To the rear

Enclosed low maintenance garden with a shed and parking space.

Council tax

The property is in council tax band A.

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

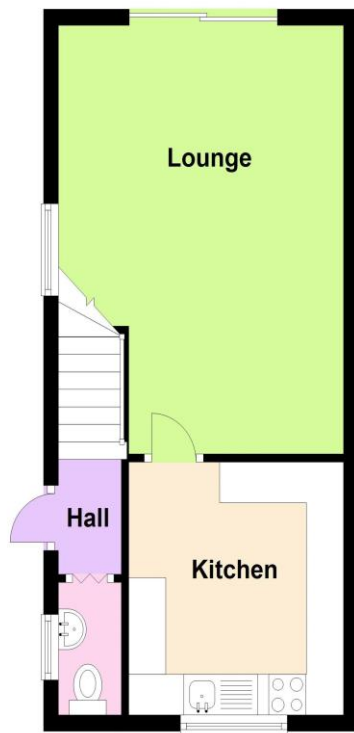
Mobile phone coverage

Outdoor coverage is likely - source Ofcom.



Ground Floor

Approx. 32.8 sq. metres (352.8 sq. feet)



First Floor

Approx. 33.4 sq. metres (359.8 sq. feet)

