



4 Elmdale Court
Trowbridge BA14 9JT

Monthly Rental Of £900



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER
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Two bedroom terraced property

Two double bedrooms

Electric heating

Garden

Kitchen/diner

Bathroom with shower over the bath

PVCu double glazing

Allocated parking

This unfurnished two bedroom terraced property is situated at the end of a cul-de-sac within a well established area of Trowbridge. Features include a kitchen/diner, two double bedrooms, electric heating, PVCu double glazing, garden and allocated parking.

The property comprises

Ground Floor

Entrance Hall

With wall mounted electric heater and stairs to the first floor with storage cupboard under.

Kitchen/Diner *12' 3" x 8' 4" (3.73m x 2.54m)*

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

Lounge *10' 10" x 14' 10" (3.29m x 4.52m)*

With electric storage heater and sliding patio doors to the rear.

First Floor

Landing

With airing cupboard housing hot water cylinder.

Bedroom 1 *10' 9" x 14' 10" (3.27m x 4.52m) max*

With wall mounted electric heater and PVCu double glazed window to the rear.

Bedroom 2 *12' 6" x 7' 9" (3.81m x 2.37m) max*

With wall mounted electric heater and PVCu double glazed window to the front.

Bathroom

With suite comprising bath with electric shower over, pedestal hand basin and close coupled W.C, extractor fan and obscured PVCu double glazed window to the front.

Externally

The property offers a low maintenance garden which is mainly laid to lawn with a raised decking area. Allocated parking is available to the rear.

Council tax

The property is in council tax band A.

Services

Mains electricity, water and drainage are connected. Please note that the Agent has not tested any appliances.

Broadband

Ultrafast broadband is available (source - Ofcom)
Predicted maximum download speed - 1800Mbps

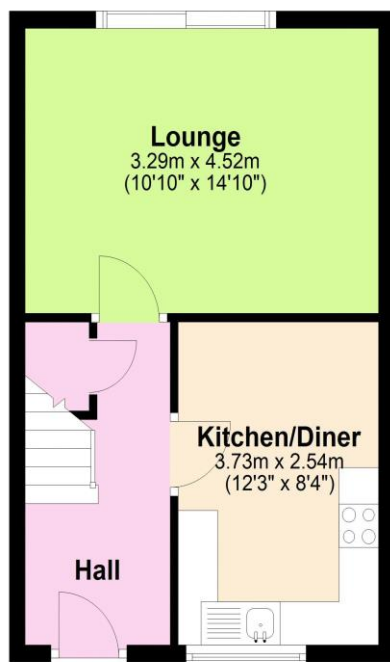
Mobile phone coverage

Outdoor coverage is likely - source Ofcom.



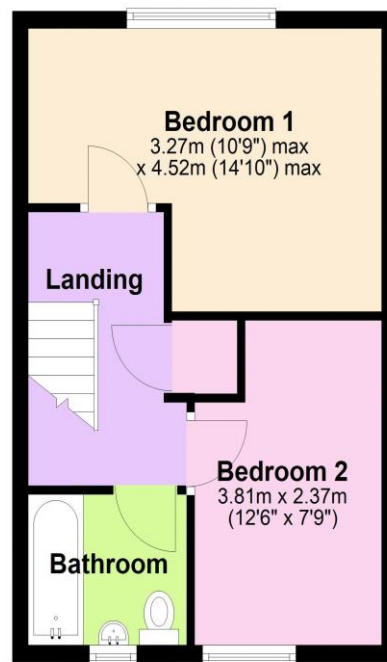
Ground Floor

Approx. 32.0 sq. metres (344.8 sq. feet)



First Floor

Approx. 32.1 sq. metres (345.9 sq. feet)



Total area: approx. 64.2 sq. metres (690.7 sq. feet)