



**24 Mascroft Road**  
Trowbridge BA14 6GN

**Monthly Rental Of £1,300**



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER  
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**Three bedroom end of terrace house**

**Enclosed rear garden**

**Kitchen/diner**

**Gas central heating**

**Situated within the popular Castlemead estate**

**En-suite to master bedroom**

**Downstairs w.c**

**PVCu double glazing**

**This three bedroom end of terraced house is situated within the popular Castlemead estate. Features include enclosed rear garden, en-suite to master bedroom, kitchen/diner, downstairs w.c, gas central heating and PVCu double glazing. Available mid January, unfurnished. Pets considered!**

### **The property comprises**

#### **Ground Floor**

##### **Entrance Hall**

With radiator and stairs to the first floor.

##### **Cloakroom**

With white suite comprising low level w.c and pedestal hand basin, radiator and obscured PVCu double glazed window to the front.

##### **Lounge** *16' 1" x 12' 7" (4.91m x 3.84m) max*

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

##### **Kitchen/Diner** *11' 1" x 16' 1" (3.39m x 4.91m) max*

With ceramic tiled flooring, a range of eye level and base units, worktops with upstands and tiled splashbacks, integrated double oven and four ring gas hob with extractor hood over, one and a half bowl sink/drain, double panel radiator, storage cupboard under the stairs, PVCu double glazed window to the rear and PVCu double glazed french doors to the rear.

#### **First Floor**

##### **Landing**

With linen cupboard.

##### **Bedroom 1** *13' 3" x 10' 7" (4.05m x 3.22m) max*

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

##### **En-suite**

With tiled flooring, white suite comprising shower enclosure with mains shower, low level w.c and pedestal hand basin, heated towel rail, extractor fan and obscured PVCu double glazed window to the front.

##### **Bedroom 2** *9' 5" x 9' 2" (2.87m x 2.8m) max*

With laminate flooring, built in wardrobe, radiator and PVCu double glazed window to the rear.

##### **Bedroom 3** *9' 5" x 6' 9" (2.87m x 2.07m)*

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

##### **Bathroom**

With tiled flooring, suite comprising bath with shower over, hand basin with vanity unit and w.c, heated towel rail, ceiling spotlights, extractor fan and obscured PVCu double glazed window to the side.

##### **Externally**

Enclosed rear garden laid to gravel with a raised decking area and storage shed. On road parking (not allocated).

##### **Council tax**

The property is in council tax band C.

##### **EPC rating**

The current EPC rating is C (79)

##### **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 - 10000Mbps

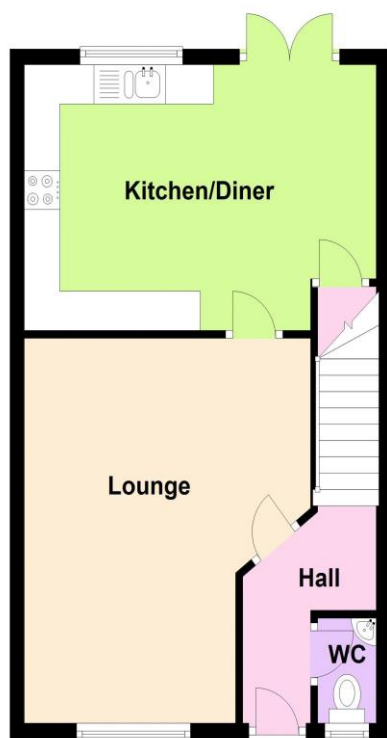
##### **Mobile phone coverage**

Outdoor coverage is likely - source Ofcom.



### Ground Floor

Approx. 41.4 sq. metres (445.8 sq. feet)



### First Floor

Approx. 41.4 sq. metres (445.8 sq. feet)

