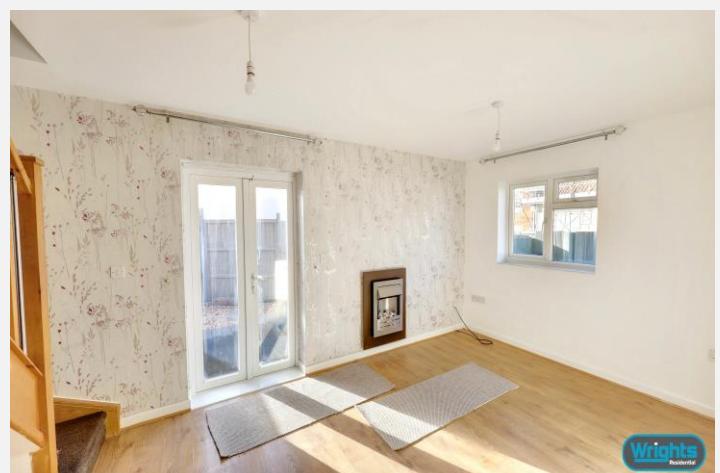




9B Whaddon Lane
Trowbridge BA14 7RN

Monthly Rental Of £1,150



Three bedroom property

Recently update kitchen

Downstairs W.C

Allocated parking

Situated in the sought after Hilperton village

Spacious lounge/diner

Private enclosed rear garden

Gas central heating

This three bedroom property is situated in the sought after Hilperton Village, in the outskirts of Trowbridge. Features include a recently updated kitchen, a spacious lounge/diner, downstairs W.C, first floor bathroom with shower over the bath, gas central heating and PVCu double glazing. Externally, the property offers an enclosed rear garden and allocated parking for one vehicle. Available immediately, unfurnished.

The property comprises

Ground Floor

Entrance Hall

With PVCu front door.

Cloakroom

With close coupled W.C, hand basin, heated towel rail and obscured PVCu double glazed window.

Kitchen 6' 6" x 10' 3" (1.99m x 3.12m)

With tiled flooring, a range of eye level and base units, worktops with tiled splash backs, freest cooker with double oven and gas hob, space for fridge/freezer and washing machine, radiator and PVCu double glazed window.

Lounge/Diner 10' 2" x 17' 6" (3.11m x 5.34m) max

With wood laminate flooring, radiator, PVCu double glazed window and PVCu french doors to the garden.

First Floor

Bedroom 1 7' 10" x 9' 5" (2.38m x 2.88m)

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

Bedroom 2 7' 4" x 8' 10" (2.24m x 2.69m)

With radiator and PVCu double glazed window.

Bedroom 3 6' 10" x 7' 9" (2.09m x 2.36m)

With radiator and PVCu double glazed window.

Bathroom

With suite comprising bath with electric shower over, close coupled W.C and pedestal hand basin, heated towel rail and built in storage cupboard.

Externally

To the rear

The property benefits from a low-maintenance enclosed garden, laid mainly to gravel with stepping-stone pathways and a raised decking area, ideal for outdoor seating. The garden is fully enclosed by fencing and offers a private, easy-to-care-for outdoor space.

Parking

The property comes with allocated parking for one vehicle to the side of the property.

Council tax

The property is in council tax band B.

EPC rating

The current EPC rating is C (75)

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

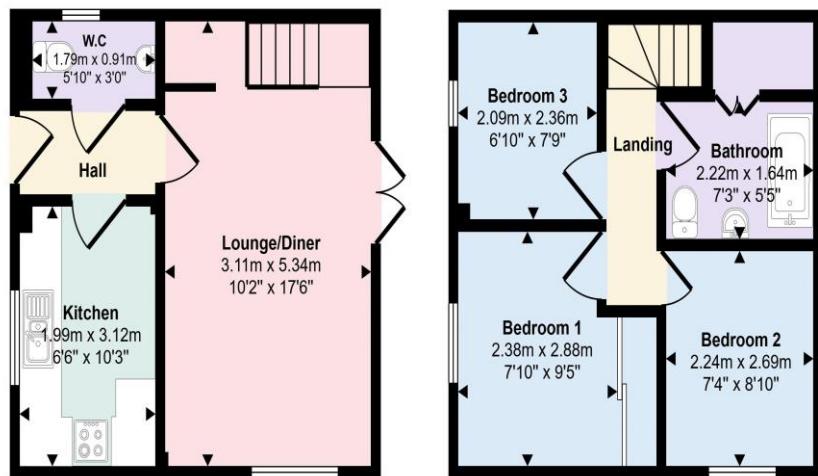
Ultrafast broadband is available (source - Ofcom)
Predicted maximum download speed - 1000Mbps

Mobile phone coverage

Outdoor coverage is likely - source Ofcom application.



Approx Gross Internal Area
57 sq m / 615 sq ft



Ground Floor
Approx 28 sq m / 302 sq ft

First Floor
Approx 29 sq m / 313 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.