



**9B Whaddon Lane**  
Trowbridge BA14 7RN

**Monthly Rental Of £1,150**



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER  
Phone: 01225 755553, Email: [enquiries@wrightsresidential.co.uk](mailto:enquiries@wrightsresidential.co.uk)  
[www.wrightsresidential.co.uk](http://www.wrightsresidential.co.uk)

**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

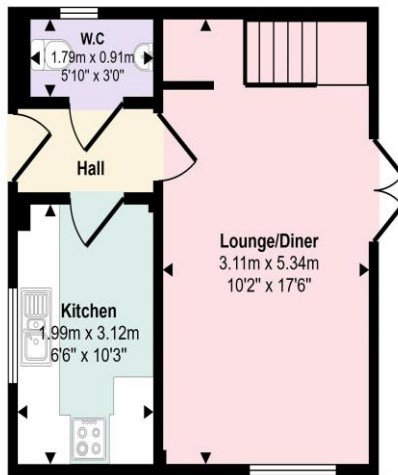
#### **Mobile phone coverage**

Outdoor coverage is likely - source Ofcom.  
application.



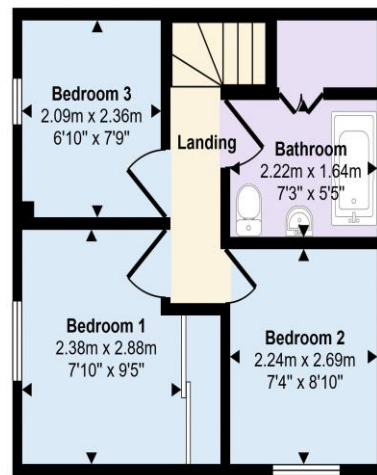


Approx Gross Internal Area  
57 sq m / 615 sq ft



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.