



20 York Buildings
Trowbridge BA14 8PT

Monthly Rental Of £1,000



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER
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Modern two bedroom end of terrace home

Downstairs W.C

Double bedroom

Gas central heating

Open plan kitchen/living room

Modern first floor bathroom

Small second bedroom/office

PVCu double glazing

This two bedroom end of terrace property is situated within easy walking distance of Trowbridge town centre and railway station. Features include an open plan kitchen and living space, downstairs W.C, modern first floor bathroom with shower over the bath, gas central heating, PVCu double glazing and an enclosed rear garden. Available from early December, unfurnished.

The property comprises

Ground Floor

Lounge 15' 3" x 17' 2" (4.65m x 5.22m)

With composite front door, two double panel radiators, stairs to the first floor and PVCu french doors to the rear.

Cloakroom

With W.C and hand basin with vanity unit under, double panel radiator and extractor fan.

Kitchen 10' 2" x 6' 1" (3.09m x 1.85m)

With a range of eye level and base units, worktops with upstands, integrated electric oven and gas hob with extractor hood over, integrated fridge/freezer and washing machine, cupboard housing gas combi boiler, inset ceiling spotlights and PVCu double glazed window to the front.

First Floor

Landing

With loft hatch and obscured PVCu double glazed window to the rear.

Bedroom 1 11' 10" x 8' 9" (3.60m x 2.67m)

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

Bedroom 2/Office 8' 0" x 5' 11" (2.44m x 1.80m)

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

Bathroom

With white suite comprising bath with electric shower over, hand basin with vanity unit and W.C, heated towel rail, inset ceiling spotlights, extractor fan and obscured PVCu double glazed window to the rear.

Externally

To the front

Path to the front door. Storage shed and on road parking (non allocated).

To the rear

The enclosed rear garden is laid to lawn with a patio seating area.

Council tax

The property is currently 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 - 1800Mbps

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.

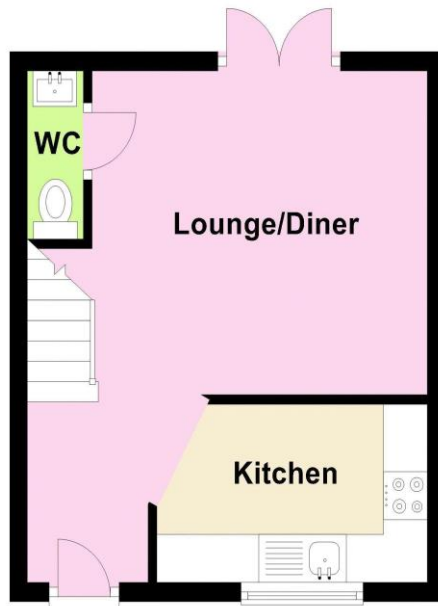
EPC rating

The current EPC rating is B (82)



Ground Floor

Approx. 24.3 sq. metres (261.8 sq. feet)



First Floor

Approx. 24.3 sq. metres (261.8 sq. feet)

