

TOWN&COUNTRY
ESTATES



43 Wilton Drive, Trowbridge, Wiltshire, BA14 0PU

£1,250 PCM

LOCATION

The property is located in the very popular Wiltshire Drive area within easy walking distance to the local primary, secondary schools and shops.

DESCRIPTION

Town and Country are delighted to offer to let this three bedroom semi-detached home, situated on a corner plot, within a popular residential area of Trowbridge. Located close to amenities Schools and just a short walk to the town centre and train station. The property comprises an entrance hall, lounge, kitchen/dining room and on the first floor three bedrooms and family bathroom. Further benefits include Upvc double glazing, gas central heating, driveway parking and front, side and rear gardens.

ENTRANCE HALL

You enter the property through an obscure Upvc double glazed entrance door. There is an obscure Upvc double glazed window to the side, ceramic tiled flooring, smoke alarm, telephone point, radiator, a door to the lounge and stairs to the first floor landing.

LOUNGE

14'9" x 11'10"

The lounge comprises a Upvc double glazed window to the front, feature fireplace, wood effect flooring, T.V point, radiator and an obscure glazed door leading to the kitchen/dining room.

KITCHEN/DINING ROOM

15'1" x 8'6"

The kitchen has a Upvc double glazed window to the rear, a range of matching base and wall units with rolled top work surfaces, inset sink unit with chrome mixer tap and tiled splash backs, ceramic hob with stainless steel extractor hood with light over, Logik fan assisted oven, plumbing for a washing machine, door leading to the pantry and a Upvc door leading to the side.

The dining area has a Upvc double glazed ½ glazed door leading to the rear garden, space for a fridge freezer, ceramic tiled, flooring, radiator and pendant light fitting.

FIRST FLOOR LANDING

On the first floor there is a Upvc double glazed window to the side with fitted blinds, access to the loft space, smoke alarm pendant light fitting, doors leading to three bedrooms and family bathroom.

BEDROOM ONE

14'9" x 9'0"

This superb size double bedroom benefits from a Upvc double glazed window to the front with fitted blinds, USB socket, pendant light fitting, radiator and door leading to the airing cupboard providing storage and shelving.



BEDROOM TWO

8'10" x 8'10"

There is a Upvc double glazed window to the rear, pendant light fitting and a radiator.

BEDROOM THREE

6'7" x 5'11"

There is a Upvc double glazed window to the front, built in wardrobe, pendant light fitting and a radiator.

FAMILY BATHROOM

The newly refitted bathroom has an obscure Upvc double glazed window to the rear, panelled bath with Mira electric shower over, close couple W.C, pedestal wash hand basin and modern tiled splashbacks.

EXTERIOR

FRONT

There is a lawn and paved path leading to the front door storm porch over and gated access to the rear garden.

SIDE

The property is situated on a corner plot benefiting from a garden to the side laid to lawn.

REAR GARDEN

This landscaped garden is enclosed by wooden fencing and brick built wall. There is a gravelled seating area, patio, lawn, attractive planted borders, outside tap, wooden shed and gate leading to the front.

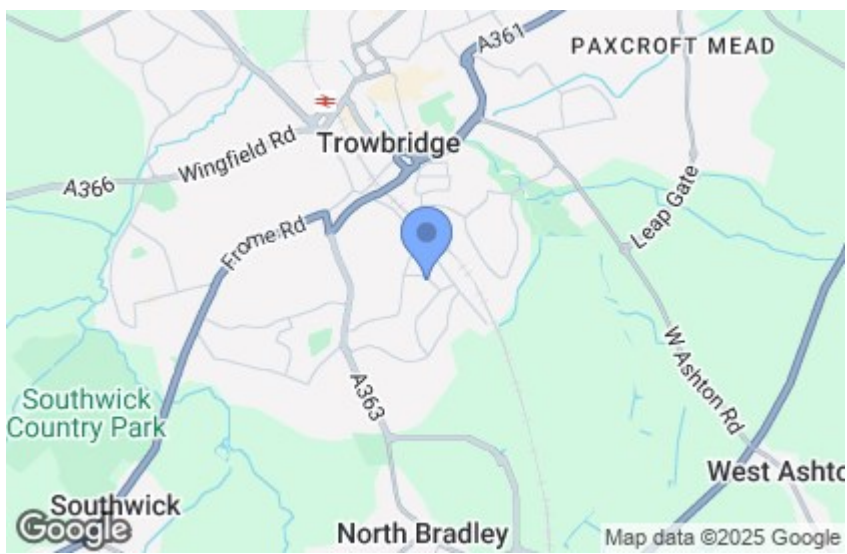
PARKING

There is a drive and gravelled area to the side providing off road parking for up to two cars.

ADDITIONAL INFORMATION

Council Tax Band - C

SORRY NO SMOKERS, DSS, SHARERS OR PETS









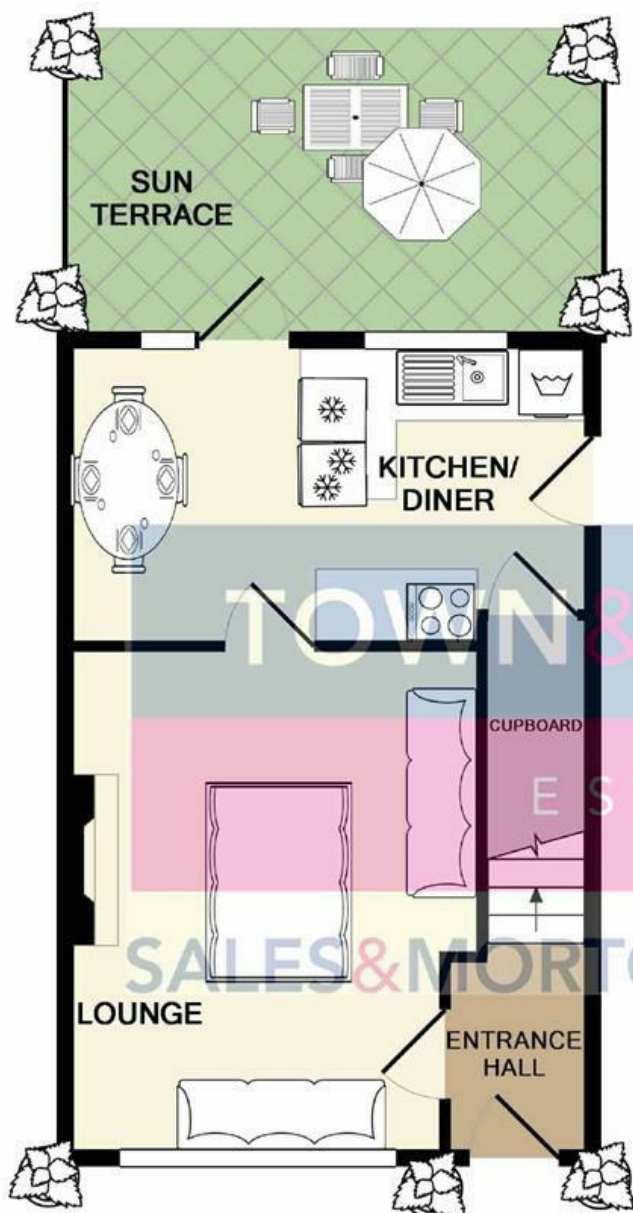
1ST FLOOR
APPROX. FLOOR
AREA 348 SQ.FT.
(32.4 SQ.M.)



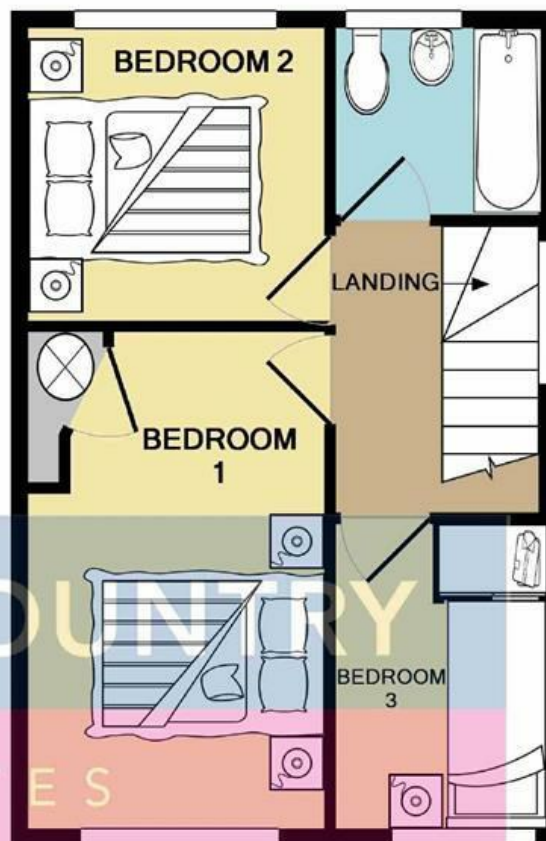
GROUND FLOOR
APPROX. FLOOR
AREA 348 SQ.FT.
(32.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 697 SQ.FT. (64.7 SQ.M.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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