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ESTATES

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SOLD
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38 Duke Street, Trowbridge, Wiltshire, BA14 8EA

£1,000 PCM

LOCATION

The property is conveniently located within walking distance to the town centre, schools, doctors, train station and a new cinema and restaurant complex.

DESCRIPTION

We are pleased to offer for rent this two bedroom terraced property within short walking distance of the town centre. The property comprises an entrance hall, kitchen, lounge/diner, cloakroom, on the first floor there are two good sized bedrooms and a family bathroom. Further benefits to the property include double glazing, gas central heating, rear garden and one allocated parking space.

ENTRANCE HALL

You enter the property through a wooden double glazed entrance door. There are stairs leading to the first floor and a door leading to the kitchen.

KITCHEN

8'3" x 7'11"

The kitchen comprises a range of matching base and wall units with rolled top work surfaces, 1½ bowl inset sink unit, stainless steel electric fan assisted oven, gas hob with stainless steel extractor fan and light over, smoke alarm, vinyl flooring, radiator and a wall mounted valiant gas combi boiler supplying radiator heating and domestic hot water.

LOUNGE/DINER

14'3" x 11'9"

There is a smoke alarm, T.V point, radiator, door leading to the cloakroom and double glazed French doors leading to the rear.

CLOAKROOM

The cloakroom has a dual flush close couple W.C and a wall mounted corner basin.

FIRST FLOOR LANDING

On the first floor there is access to loft space, doors leading to two spacious bedrooms and the family bathroom.

BEDROOM ONE

11'9" x 8'3"

Bedroom one has a double glazed sash window to the rear and a radiator.

BEDROOM TWO

8'7" x 8'2"

There is a double glazed sash window to the front and a radiator.

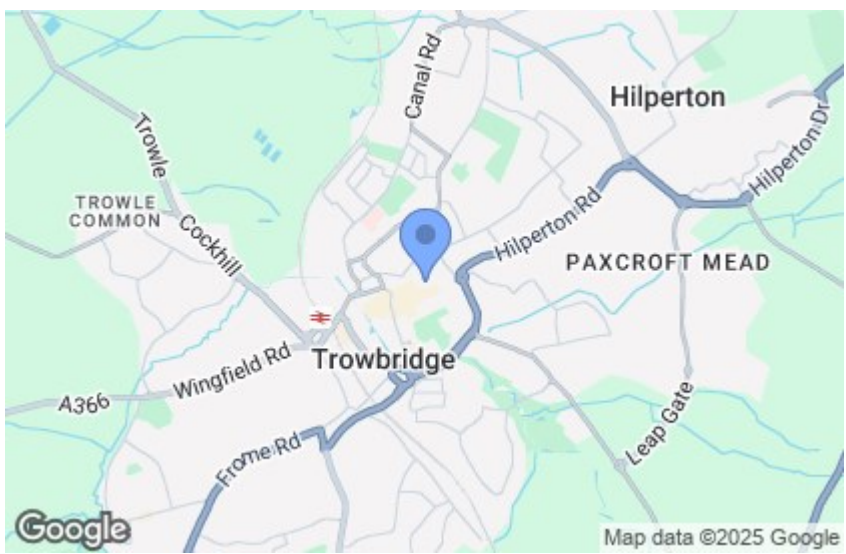
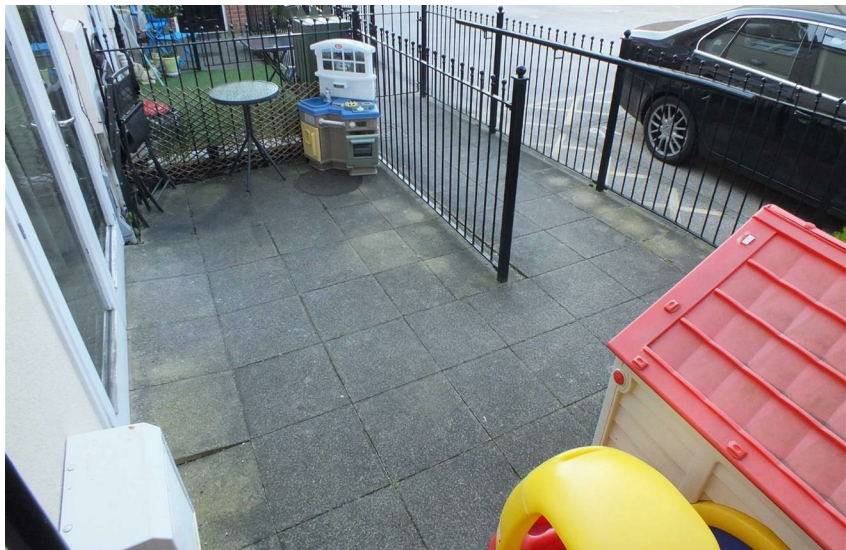
COURT YARD

To the rear of the property is laid to patio with an outside light.

ADDITIONAL INFORMATION

Council Tax Band - B
parking for one car







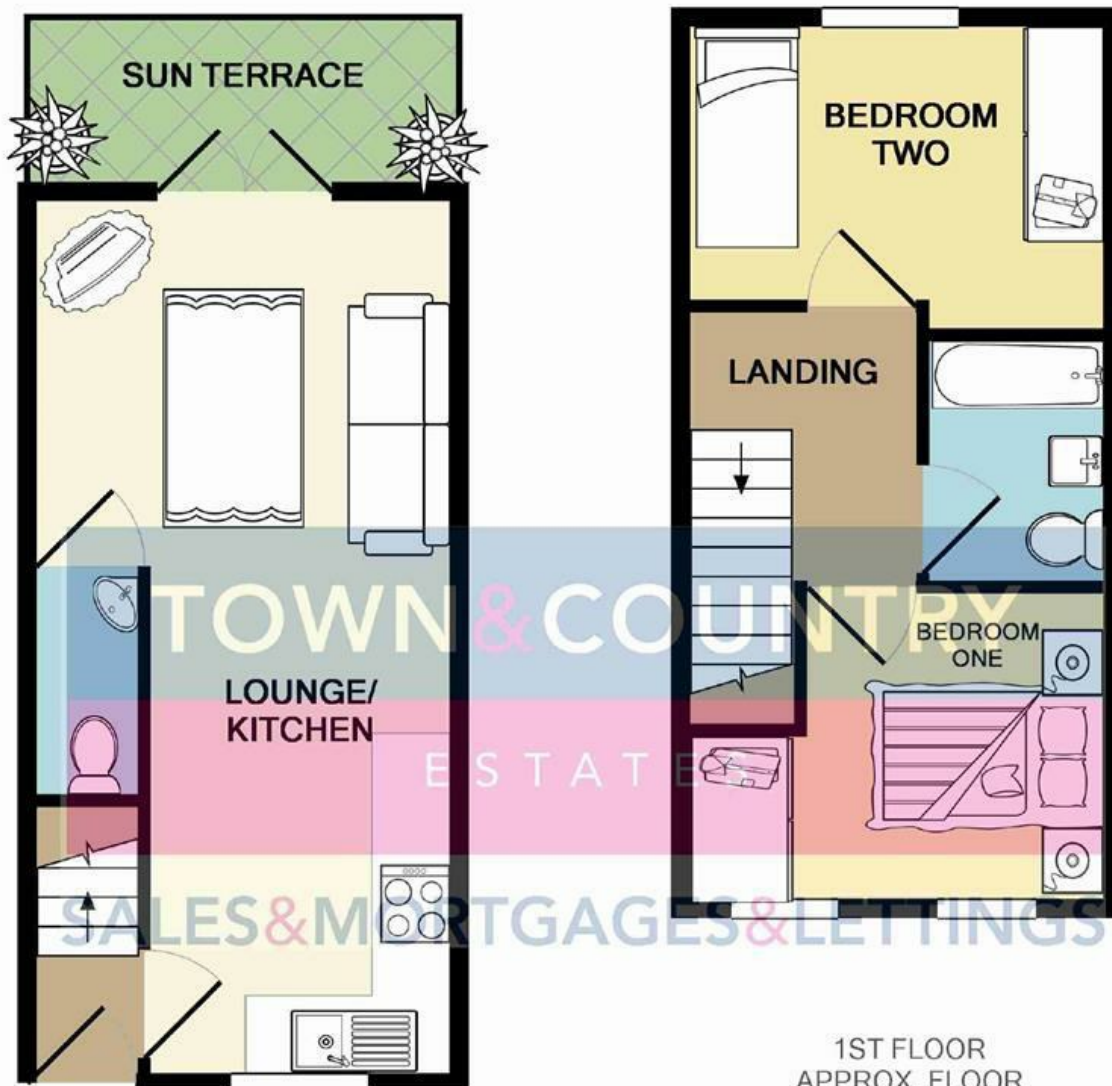
1ST FLOOR
APPROX. FLOOR
AREA 245 SQ.FT.
(22.7 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 245 SQ.FT.
(22.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 490 SQ.FT. (45.5 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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