



23a Westfield Close
Trowbridge BA14 9JW

Monthly Rental Of £1,100



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Brand new two bedroom home

Spacious lounge

Ground floor cloakroom

Contemporary bathroom

Finished to a high standard throughout

Open plan kitchen/dining room with French doors to the rear garden

Two bedrooms

Gas central heating

This brand new two bedroom home is situated within an established residential area and has been finished to a high standard throughout. The accommodation comprises an entrance hall, lounge, cloakroom and a modern kitchen/dining room with French doors opening onto the rear garden. Upstairs, there are two bedrooms and a contemporary family bathroom. The property further benefits from gas central heating, driveway parking and a generous enclosed rear garden. Offered to let unfurnished, the property is available immediately.

The property comprises

Lounge 11' 3" x 10' 10" (3.42m x 3.31m)

With composite front door, tiled flooring, radiator, stairs to the first floor and PVCu double glazed window to the front. Open plan into Kitchen/diner.

Kitchen/Diner 12' 1" x 10' 10" (3.68m x 3.31m)max

With tiled flooring, radiator, a range of eye level and base units, worktops with tiled splash backs, integrated electric oven and ceramic hob with extractor hood over, inset sink and drainer units, space for fridge/freezer and washing machine, storage cupboard under the stairs, PVCu double glazed window to the rear and PVCu door to the rear garden.

Cloakroom

With tiled flooring, white suite comprising close coupled E.C and hand basin with vanity unit, heated towel rail, inset ceiling spotlights and obscured PVCu double glazed window to the side.

First Floor

Landing

With inset ceiling spotlights.

Bedroom 1 11' 4" x 8' 6" (3.46m x 2.58m)

With radiator and two PVCu double glazed windows to the front.

Bedroom 2 12' 2" x 7' 7" (3.70m x 2.32m)max

With radiator and PVCu double glazed window to the rear

Bathroom 7' 11" x 5' 1" (2.41m x 1.55m)

With tiled flooring, white suite comprising bath with mains shooter, close coupled W.C and pedestal hand basin, heated towel rail, cupboard housing gas boiler, inset ceiling spotlights, extractor fan and obscured PVCu double glazed window to the side.

Externally

To the front

The property is approached via a generous block paved driveway providing off-road parking for two/three vehicles. A gravelled pathway provides access to the side of the property, leading to the rear garden.

To the rear

The enclosed rear garden comprises a small paved patio adjoining the property, leading onto a generous lawn offering plenty of space for outdoor enjoyment. The garden is enclosed by timber fencing and also benefits from a paved pathway providing convenient side access to the front of the property.

Energy performance

The current EPC rating is C (80)

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

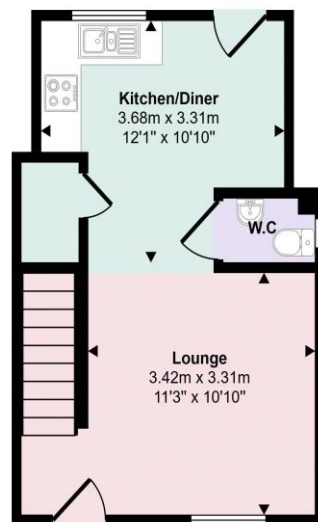
Ultrafast broadband is available (source - Ofcom)
Predicted maximum download speed - 1800Mbps

Mobile phone coverage

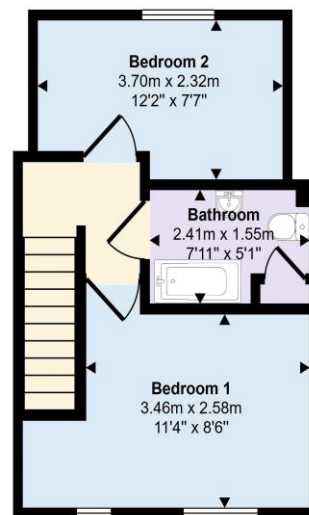
Outdoor coverage is likely - source Ofcom.



Approx Gross Internal Area
56 sq m / 605 sq ft



Ground Floor
Approx 28 sq m / 303 sq ft



First Floor
Approx 28 sq m / 302 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.