



11 Hackney Way
Westbury BA13 2GE

Monthly Rental Of £1,295



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER
Phone: 01225 755553, Email: enquiries@wrightsresidential.co.uk
www.wrightsresidential.co.uk

Three bedroom terraced house

Double glazing

Downstairs W.C

Enclosed rear garden

Gas central heating

Spacious lounge/diner

Large top floor master bedroom with en-suite

Garage and off road parking

This spacious three bedroom house, is situated within the popular Leigh Park development on the outskirts of Westbury. Features include gas central heating, double glazing, a spacious lounge/diner, downstairs W.C, master bedroom with en-suite shower room, enclosed rear garden and garage with parking in front. Available early November, unfurnished.

The property comprises:

Ground Floor

Entrance Hall

With wood laminate flooring, UPVc double glazed front door.

Kitchen

With a range of base and wall units, built in electric oven, space for washing machine, dishwasher and fridge freezer, UPVc double glazed window to the front.

Lounge/Diner

With two double panel radiators, television point, telephone point, UPVc french doors leading to garden and UPVc double glazed window to the rear,

W.C

With close couple W.C corner pedestal hand basin with tiled splash back and an extractor fan.

First Floor

Landing

With radiator, storage cupboard and UPVc double glazed window to the front.

Bedroom 2

With double panel radiator and two UPVc double glazed windows to the rear.

Bedroom 3

With double panel radiator and UPVc double glazed window to the front.

Family Bathroom

With white suite comprising hand basin, low level W.C, bath with mains shower, extractor fan and double glazed window.

Second Floor

Landing

With double panel radiator

Bedroom 1

With television point and two UPVc double glazed windows to the front and rear.

En-suite

With white suite comprising shower enclosure, hand basin, low level W.C, extractor fan, double panel radiator and UPVc double glazed window to the rear.

Externally

To the front

With laid to lawn area, storm porch and path leading to front door.

To the rear

Enclosed garden laid to lawn with wooden fencing and a shed.

Garage

Positioned in the middle of a block of three, the garage is located near to the property and benefits from an up and over door with a driveway to the front.

Council tax

The property is in council tax band D.

Energy performance

The current EPC rating is C (76)

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

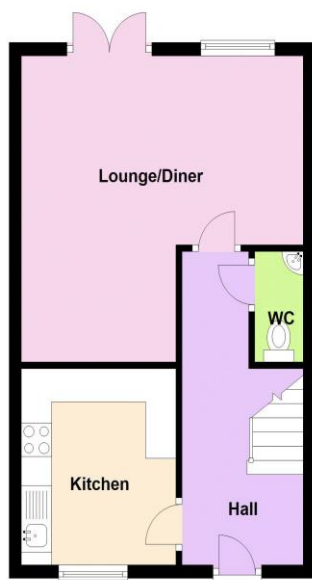
Ultrafast broadband is available (source - Ofcom)
Predicted maximum download speed - 5500Mbps

Mobile phone coverage

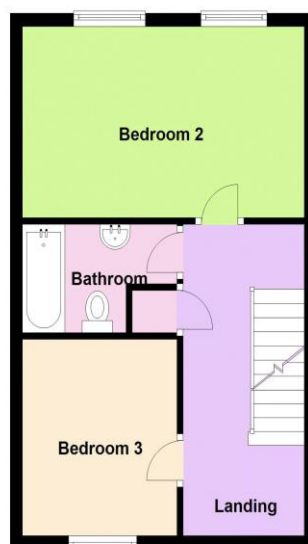
Outdoor coverage is likely - source Ofcom.



Ground Floor



First Floor



Second Floor

