



36A Pitman Avenue
Trowbridge BA14 0BY

Monthly Rental Of £895



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER
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Two bedroom first floor flat

Gas central heating

Open plan kitchen/living room

Two double bedrooms

Newly renovated

PVCu double glazing

Integrated fridge and freezer

Off road parking for one vehicle

This modern two bedroom first floor flat is conveniently situated within easy reach of Trowbridge railway station and town centre. Features include an open plan kitchen/living room, two double bedrooms, gas central heating, PVCu double glazing and off road parking for one vehicle. Available from late July, unfurnished.

The property comprises

Ground Floor

Entrance Hall

With wood laminate flooring and stairs to the first floor.

First floor

Landing

With wood laminate flooring and radiator.

Open plan kitchen/living room *9' 8" x 18' 1" (2.95m x 5.51m) max*

With wood laminate flooring, two radiators, a range of eye level and base units, worktops with tiled splash backs, inset sink/drain unit, integrated oven and ceramic hob, integrated under counter fridge and freezer, space for washing machine, wall mounted gas boiler and two PVCu double glazed windows to the front.

Bedroom 1 *10' 4" x 10' 0" (3.16m x 3.04m)*

With wood laminate flooring, radiator and PVCu double glazed window to the rear.

Bedroom 2 *10' 10" x 8' 11" (3.30m x 2.73m) max*

With wood laminate flooring, radiator and PVCu double glazed window to the rear.

Bathroom

With suite comprising bath with mains shower over, pedestal hand basin and W.C, radiator and extractor fan.

Externally

Driveway parking for one vehicle to the front.

Council tax

The property is in council tax band A.

Energy Performance

The current EPC rating is C (74)

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

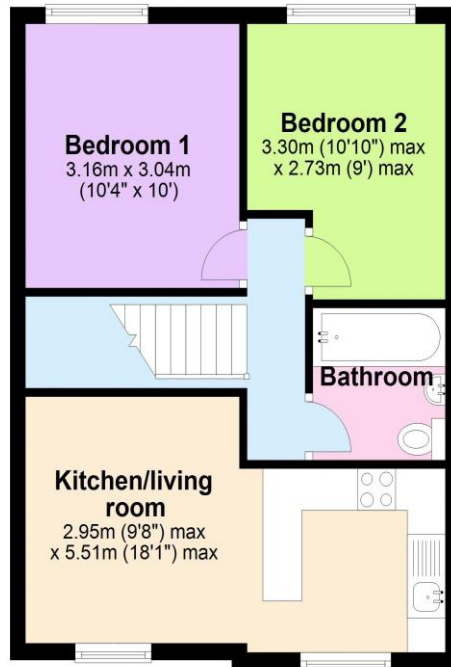
Mobile phone coverage

Outdoor coverage is likely - source Ofcom.



First Floor

Approx. 42.3 sq. metres (455.5 sq. feet)



Total area: approx. 42.3 sq. metres (455.5 sq. feet)