



**47 St. Aldhelm Road**  
Bradford-On-Avon BA15 1HL

**Monthly Rental Of £1,295**



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER  
Phone: 01225 755553, Email: [enquiries@wrightsresidential.co.uk](mailto:enquiries@wrightsresidential.co.uk)  
[www.wrightsresidential.co.uk](http://www.wrightsresidential.co.uk)

**Two bedroom house**

**Currently being refurbished**

**Utility room/Downstairs W.C**

**PVCu double glazing**

**Detached garage with parking in front**

**Front and rear gardens**

**Gas central heating**

**Unfurnished**

**This spacious two bedroom house is situated on the outskirts of Bradford on Avon and is currently being refurbished. Features include a detached garage with parking in front, front and rear gardens, a spacious lounge/diner, newly fitted kitchen, Utility/Downstairs W.C, two double bedrooms and a first floor bathroom. Available from mid June, unfurnished.**

**The property comprises**

**Ground Floor**

**Porch**

With PVCu double glazed front door and obscured PVCu double glazed windows to both sides.

**Entrance Hall**

With wood laminate flooring, radiator and large built in storage cupboard

**Lounge/Diner** *24' 5" x 9' 4" (7.44m x 2.84m) max*

With wood laminate flooring, two radiators, stairs to the first floor and PVCu double glazed windows to the front and rear.

**Kitchen** *10' 7" x 8' 1" (3.22m x 2.46m)*

With a range of eye level and base units, worktops with tiled splashbacks, integrated oven and four ring gas hob with extractor hood, space for washing machine and fridge, sink/drain, two built in storage cupboards and PVCu double glazed window to the rear.

**Rear Porch**

With PVCu double glazed window to the side and PVCu double glazed back door.

**Utility Room/W.C** *7' 10" x 5' 1" (2.38m x 1.55m)*

With wood laminate flooring, close coupled W.C and pedestal hand basin, space for washing machine with worktop over, radiator and PVCu double glazed window to the side.

**First Floor**

**Landing**

With cupboard housing gas boiler and hot water cylinder and radiator.

**Bedroom 1** *8' 11" x 16' 2" (2.72m x 4.93m)*

With radiator, two built in wardrobes and PVCu double glazed window to the front.

**Bedroom 2** *15' 1" x 9' 10" (4.61m x 2.99m) max*

With radiator and PVCu double glazed window to the rear.

**Bathroom**

With suite comprising bath with shower attachment, pedestal hand basin, radiator, extractor fan and obscured PVCu double glazed window to the rear.

**W.C**

With close coupled W.C, hand basin, extractor fan and obscured PVCu double glazed window to the rear.

**Gardens**

With low maintenance courtyard gardens to the front and rear.

**Garage**

With up and over door and driveway parking for a small vehicle in front.

**Council tax**

The property is in council tax band B.

**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**

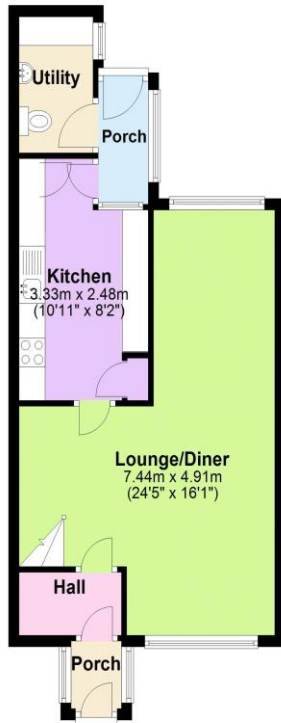
Ultrafast broadband is available (source - Ofcom)  
Predicted maximum download speed - 1800Mbps

**Mobile phone coverage**

Outdoor coverage is likely - source Ofcom.

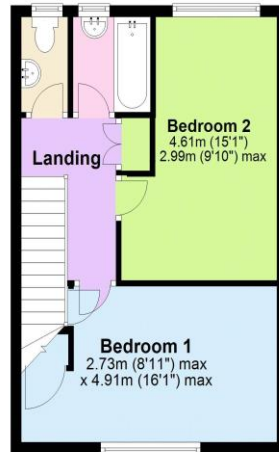
### Ground Floor

Approx. 44.9 sq. metres (483.0 sq. feet)



### First Floor

Approx. 32.6 sq. metres (351.2 sq. feet)



Total area: approx. 77.5 sq. metres (834.2 sq. feet)

