



1A Manor Road
Trowbridge BA14 9HP

Monthly Rental Of £795



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

Modern kitchen and bathroom

PVCu double glazing

Enclosed rear garden

Lounge with bay window

Gas central heating

Off road parking

Available from late June

This two bedroom ground floor flat is situated close to many local amenities. Features include a lounge with bay window, modern kitchen and bathroom, gas central heating, PVCu double glazing, enclosed garden and off road parking. Available from late June, unfurnished.

The property comprises

Ground Floor

Lounge *10' 0" x 13' 1" (3.06m x 4.00m)*

With PVCu front door, radiator and PVCu double glazed bay window to the front.

Kitchen *7' 1" x 8' 0" (2.17m x 2.44m)*

With a range of eye level and base units, worktops with tiled splash backs, integrated electric oven and gas hob with extractor hood over, space for fridge and washing machine, sink/drain unit, wall mounted gas boiler, radiator, PVCu double glazed window to the rear and PVCu door to the rear garden.

Bedroom 1 *9' 11" x 8' 11" (3.02m x 2.72m)*

With radiator and PVCu double glazed window to the rear.

Bedroom 2 *6' 10" x 8' 11" (2.08m x 2.72m)*

With radiator and PVCu double glazed window to the side.

Bathroom

With white suite comprising bath with electric shower over, low level W.C and pedestal hand basin, heated towel rail and extractor fan.

Externally

Enclosed rear garden laid to chipping and patio. Off road parking to the rear.

Council tax

The property is currently in council tax band A.

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 - 1000Mbps

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.

Energy Performance

The current EPC rating is C (71)



Ground Floor

Approx. 39.1 sq. metres (420.6 sq. feet)



Total area: approx. 39.1 sq. metres (420.6 sq. feet)