



56 Bradley Road
Warminster BA12 8BL

Monthly Rental Of £1,350



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER
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Three bedroom property

Newly renovated

Modern Kitchen/Diner and first floor bathroom

Gas central heating

PVCu double glazing

Large enclosed rear garden

Driveway parking

Unfurnished

This extremely well presented, three bedroom mid terrace property is situated on the outskirts of Warminster. The property has recently been renovated to a high modern standard, offering a modern kitchen/diner and first floor bathroom, lounge with electric fireplace, gas central heating and PVCu double glazing. The property also offers driveway parking for one vehicle and a fully enclosed, large rear garden (currently under renovation). Available from late February, unfurnished.

The property comprises

Externally

Ground Floor

Entrance Hall

With radiator and cupboard housing consumer unit.

Lounge *14' 6" x 11' 8" (4.43m x 3.55m)*

With electric fireplace, radiator and PVCu double glazed window to the front.

Kitchen/Diner *17' 9" x 8' 8" (5.42m x 2.65m)*

With a range of base and eye units, worktops with backsplash, electric cooker with extractor hood over, space for washing machine and fridge/freezer, PVCu double glazed windows to the rear and door to the garden.

First Floor Landing

With storage cupboard and loft hatch.

Bedroom 1 *9' 9" x 10' 11" (2.98m x 3.34m)*

With radiator and PVCu double glazed window to the rear.

Bedroom 2 *10' 10" x 9' 10" (3.31m x 2.99m)*

With radiator and PVCu double glazed window to the front.

Bedroom 3 *7' 3" x 7' 11" (2.21m x 2.42m)*

With radiator and PVCu double glazed window to the rear.

Bathroom *6' 1" x 6' 2" (1.85m x 1.88m)*

With three piece white suite comprising bath with shower unit over, pedestal hand basin and close coupled W.C, wall mounted towel radiator and obscured PVCu double glazed window to the front.

To the front

With concrete pathway leading to the front door and off road driveway parking for one vehicle.

To the rear

The enclosed rear garden is mostly laid to lawn and gravel, with a separate patio area for outdoor dining. The garden also offers a pathway leading to gated access to the allotments behind the property.

Council tax

The property is in council tax band A.

EPC rating

The current EPC rating is D (66).

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

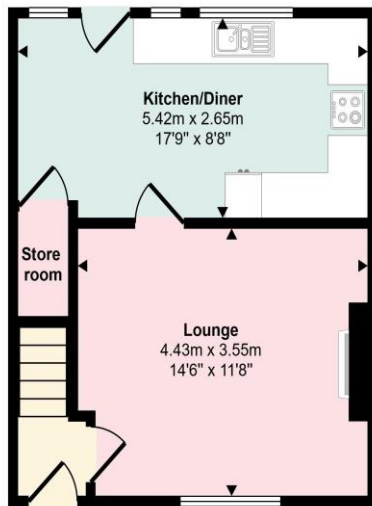
Ultrafast broadband is available (source - Ofcom) Predicted maximum download speed - 1000Mbps

Mobile phone coverage

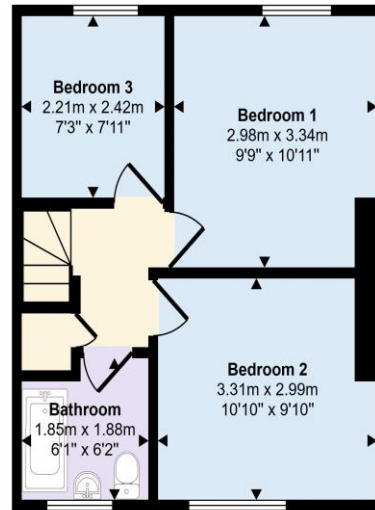
Outdoor coverage is likely - source Ofcom.



Approx Gross Internal Area
69 sq m / 738 sq ft



Ground Floor
Approx 34 sq m / 368 sq ft



First Floor
Approx 34 sq m / 370 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.