



Flat 5 53 Avenue Road
Trowbridge BA14 0AQ

Monthly Rental Of £700



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER
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www.wrightsresidential.co.uk

One bedroom flat

Open plan kitchen/living room

Electric heating

Unfurnished

First floor

Double bedroom

Off road parking

Available immediately

This one bedroom first floor flat is situated within easy walking distance of Trowbridge town centre and railway station. Features include an open plan kitchen/living room, double bedroom, electric heating and off road parking. Available immediately, unfurnished.

The property comprises

First Floor

Entrance Hall

With built in shelving.

Open plan kitchen/living room *15' 6" x 15' 1" (4.73m x 4.61m) max*

With wall mounted electric heater, a range of eye level and base units, worktop with tiled splash backs, freestanding cooker, sink/drain unit, optional fridge/freezer, space for washing machine and PVCu double glazed windows to the front and side.

Bedroom *12' 8" x 9' 5" (3.87m x 2.87m) max*

With wall mounted electric heater and PVCu double glazed window to the side.

Bathroom

With suite comprising bath with electric shower over, hand basin with vanity unit under and W.C, airing cupboard and two obscured PVCu double glazed windows to the side.

Externally

Off road parking within the resident's car park.

Council tax

The property is in council tax band A.

Energy Performance

The current EPC rating is E (52).

Services

Mains gas, electricity, water and drainage are connected. 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.



First Floor

Approx. 37.2 sq. metres (400.6 sq. feet)

