

24C Church Street
Trowbridge BA14 9RA

Monthly Rental Of £1,200





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

Spacious two bedroom property

Popular village location

Gas central heating

PVCu double glazing

Kitchen/Diner

Downstairs W.C

Two double bedrooms

Front and rear gardens

This modern two bedroom end of terrace home is situated within the popular village of Southwick. Features include a spacious lounge, kitchen/diner, downstairs W.C, two double bedrooms, a spacious first floor bathroom, gas central heating and PVCu double glazing. Externally the property offers front and rear gardens and off road parking for two vehicles. Available immediately, unfurnished.

The property comprises

Ground Floor

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

Lounge *14' 1" x 11' 10" (4.30m x 3.60m)*
With radiator, stairs to the first floor and PVCu double glazed window to the front.

Hall
With coat storage cupboard.

Cloakroom
With white suite comprising close coupled W.C and pedestal hand basin, radiator and extractor fan.

Kitchen/Diner *12' 0" x 11' 10" (3.65m x 3.6m)*
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/freezer and washing machine, sink/drainer unit, breakfast bar with two stools, radiator, wall mounted gas boiler, PVCu double glazed window to the rear, large Velux window and PVCu door opening onto the rear garden.

First Floor

Landing

Bedroom 1 *11' 7" x 8' 8" (3.53m x 2.65m)*
With radiator and PVCu double glazed window to the front.

Bedroom 2 *12' 3" x 6' 8" (3.74m x 2.02m) max*
With radiator and PVCu double glazed window to the rear.

Bathroom
With white suite comprising bath with shower attachment over, pedestal hand basin and close coupled W.C, radiator, inset ceiling spotlights, extractor fan and obscured PVCu double glazed window to the rear.

Externally

To the front
A generous front garden laid to lawn with path leading to the front door.

To the rear
Low maintenance enclosed rear garden laid to gravel and patio with a gate providing rear access the the parking spaces.

Parking
Off road parking for two vehicles to the rear of the property.

Council Tax
The property is in council tax band B.

Energy Performance
The current EPC rating is C (70)

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.









Total area: approx. 61.6 sq. metres (663.1 sq. feet)