



Flat 1, 28a Gloucester Road
Trowbridge BA14 0AB

Monthly Rental Of £800



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER
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One bedroom first floor flat

Open plan kitchen/living room

Electric central heating

Unfurnished

Walking distance to town centre and railway station

Shower room

PVCu double glazing

Available early September

This modern one bedroom first floor flat is situated within easy reach of Trowbridge town centre and railway station. Features include a spacious open plan kitchen/living room, shower room, electric central heating and PVCu double glazing. Available early September, unfurnished.

The property comprises

Ground Floor

Entrance Hall

With wood laminate flooring and stairs to the first floor.

First Floor

Hallway

With wood laminate flooring, cupboard housing electric boiler and storage cupboard.

Open plan Kitchen/Living Room *11' 10" x 23' 7" (3.60m x 7.19m)*

With wood laminate flooring, two radiators, a range of eye level and base units, worktops with upstands, integrated electric oven and ceramic hob with extractor hood over, one and a half bowl sink/drain unit, space for fridge freezer and washing machine and PVCu double glazed windows to the front and side.

Bedroom *12' 1" x 9' 7" (3.677m x 2.92m)*

With wood laminate flooring, radiator and PVCu double glazed window to the side and rear.

Shower Room

With white suite comprising shower enclosure with mains shower, hand basin with vanity unit and low level W.C, heated towel rail, inset ceiling spotlight, extractor fan and obscured PVCu double glazed window to the front,

Council tax

The property is in council tax band A.

Energy Performance

The current EPC rating is D (65)

Services

Mains electricity, water and drainage are connected. The property is heated by aa electric central heating boiler to radiators. Please note that the Agent has not tested any appliances.

Broadband

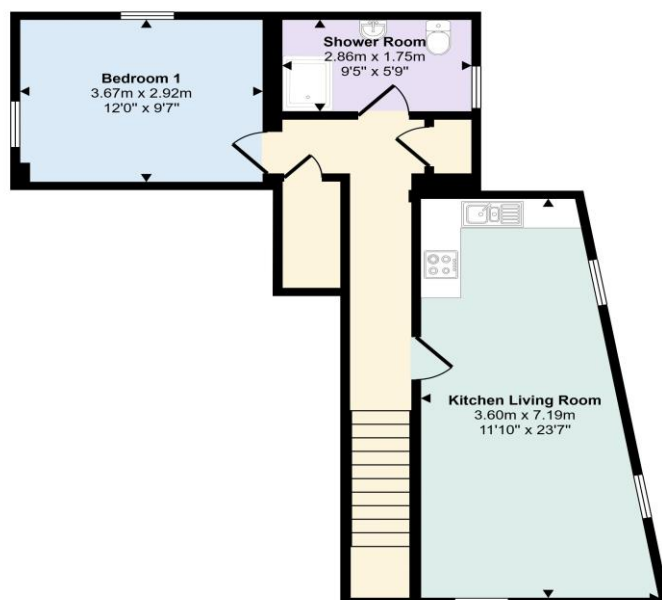
Ultrafast broadband is available (source - Ofcom)
Predicted maximum download speed - 1800Mbps

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.



Approx Gross Internal Area
52 sq m / 555 sq ft



Floorplan

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.