



4 Hornbeam Road

Trowbridge BA14 0AF

Monthly Rental Of £995



Two bedroom coach house	Gas central heating
Open plan kitchen/living room	En-suite shower room
Spacious garage	Allocated parking
Unfurnished	Available from early March

This spacious two bedroom coach house is situated in a cul-de-sac within the desirable Silver Street Lane area of Trowbridge. Features include a spacious garage with parking in front, an open plan kitchen/living room, en-suite shower room, gas central heating and PVCu double glazing. Available from early March, unfurnished.

The property comprises

Ground Floor

Entrance Hall

With stairs to the first floor.

Landing

With radiator and large built in storage cupboard.

Open plan kitchen/living room *17' 11" x 16' 2" (5.47m x 4.92m)*

With two radiators, a range of eye level and base units, worktops with upstands and breakfast bar, integrated electric oven and gas hob with extractor hood over, space for fridge, freezer, washing machine and dishwasher, two Velux windows to the rear and PVCu double glazed window to the front.

Bedroom 1 *11' 10" x 9' 11" (3.61m x 3.02m)*

With two built in wardrobes and PVCu double glazed window to the front.

En-suite

With white suite comprising shower enclosure with mains shower, pedestal hand basin and close coupled W.C, radiator and Velux window to the rear.

Bedroom 2 *8' 6" x 9' 5" (2.60m x 2.87m)*

With radiator and Velux window to the front.

Bathroom

With white suite comprising bath with shower attachment, pedestal hand basin and close coupled W.C, radiator and Velux window to the rear.

Garage *18' 1" x 13' 11" (5.52m x 4.25m) max*

With power, light and up and over door to the front. Driveway parking in front.

Council tax

The property is currently in council tax band B.

Energy Performance

The current EPC rating is C (77)

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

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.



