



21 Woburn Close
Trowbridge BA14 9TJ

Monthly Rental Of £1,300



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

Gas central heating

Private and low maintenance rear garden

Unfurnished

Three reception rooms

PVCu double glazing

Situated within the popular Broadmead estate

Available mid March

This spacious three bedroom terrace property is situated within the desirable Broadmead area of Trowbridge. The ground floor of the property offers a spacious lounge, dining room, kitchen and a further reception overlooking the garden which is currently used as a fourth bedroom. On the first floor is the master bedroom, two smaller bedrooms, a dressing room and the family bathroom. Further features include gas central heating, PVCu double glazing and a low maintenance and private rear garden. Available from mid March, unfurnished. Pets considered!

The property comprises

Entrance Hall

With PVCu front door, radiator and stairs to the first floor.

Lounge 14' 0" x 14' 1" (4.27m x 4.28m) max

With two radiators and PVCu double glazed window to the front.

Dining Room 10' 0" x 8' 2" (3.05m x 2.50m)

With radiator and storage cupboard under the stairs.

Kitchen 9' 5" x 8' 11" (2.86m x 2.71m)

With a range of eye level and base units, worktops with tiled splash backs, range cooker with 8 ring gas hob and extractor hood over, integrated fridge/freezer and dishwasher, space for washing machine, sink/drainage unit, cupboard housing gas boiler and PVCu double glazed window to the rear.

Garden room 9' 8" x 8' 6" (2.94m x 2.59m)

Ideal space for a playroom, study, garden room or fourth bedroom, with radiator and PVCu double glazed windows to the side and rear.

First Floor

Landing

With airing cupboard.

Bedroom 1 10' 10" x 9' 5" (3.30m x 2.86m)

With radiator, built in wardrobe and PVCu double glazed window to the rear.

Bedroom 2 8' 6" x 7' 9" (2.58m x 2.37m) max

With radiator and PVCu double glazed window to the front.

Bedroom 3 9' 3" x 5' 5" (2.83m x 1.66m)

With radiator and PVCu double glazed window to the front.

Dressing room 6' 8" x 5' 8" (2.03m x 1.72m)

With built in wardrobe.

Bathroom

With white suite comprising bath with mains shower over, W.C and pedestal hand basin, tiled floor, heated towel rail, inset ceiling spotlights and obscured PVCu double glazed window to the rear.

Externally

The property offers a generous and private enclosed rear garden, which is laid to patio and artificial lawn.

Council tax

The property is in council tax band C.

Energy Performance

The current EPC rating is C (71)

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

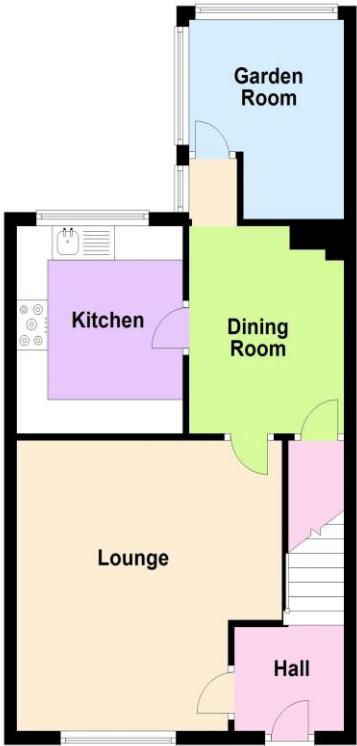
Mobile phone coverage

Outdoor coverage is likely - source Ofcom.



Ground Floor

Approx. 46.8 sq. metres (503.8 sq. feet)



First Floor

Approx. 38.5 sq. metres (414.8 sq. feet)

