



61 Blair Road
Trowbridge BA14 9JZ

Monthly Rental Of £1,295



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER
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Three bedroom semi detached property

Convenient for primary and secondary schools

Gas central heating and PVCu double glazing

Spacious Lounge

Kitchen/Diner

Study

Downstairs W.C

Generous garden

This well proportioned three bedroom semi detached property is situated within an established residential development on the outskirts of Trowbridge, conveniently located within easy reach of a selection of local schools and Trowbridge College. The accommodation includes a spacious lounge, kitchen/diner, study, ground floor WC, three bedrooms and a family bathroom. The property also benefits from a generous enclosed rear garden and is available from early November, unfurnished.

The property comprises

Ground Floor

Kitchen/Diner 17' 8" x 15' 9" (5.38m x 4.80m)*max*

With PVCu front door, a range of eye level and base units, worktops with tiled splashbacks, integrated electric oven and 5 ring gas hob with extractor hood over, freestanding fridge/freezer, washing machine and dishwasher, cupboard housing gas boiler, inset ceiling spotlights, stairs to the first floor and PVCu double glazed windows to the side and rear.

Lounge 17' 5" x 14' 3" (5.30m x 4.35m)*max*

With wood effect laminate flooring, radiator, feature fireplace, PVCu double glazed windows to the side and PVCu double glazed bay window to the front.

Study 6' 8" x 9' 8" (2.03m x 2.94m)

With tiled floor, radiator, PVCu doors to both sides and PVCu double glazed window to the rear.

Cloakroom

With tiled flooring, suite comprising close coupled W.C and hand basin, radiator, inset ceiling spotlights and obscured PVCu double glazed window to the rear.

First Floor

Landing

With airing cupboard housing hot water cylinder and PVCu double glazed window to the side.

Bedroom 1 8' 3" x 11' 7" (2.51m x 3.52m)

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

Bedroom 2 10' 1" x 10' 4" (3.07m x 3.14m)

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

Bedroom 3 7' 2" x 8' 3" (2.19m x 2.52m)

With radiator and PVCu double glazed window to the front.

Family Bathroom 6' 11" x 5' 3" (2.12m x 1.60m)

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

Externally

To the front and side

To the front is a low maintenance gravelled garden, enclosed by low-level brick walling. A gravelled driveway extends along the side of the property, providing off-road parking for several vehicles, with gated access leading through to the rear garden.

To the rear

The enclosed rear garden is arranged with a combination of paved and decked seating areas and a lawn, providing plenty of space for outdoor dining and entertaining. The garden is enclosed by fencing and walling, with a useful brick-built garden store and gated access.

Council tax

The property is in council tax band B.

Energy performance

The current EPC rating is D (60)

Services

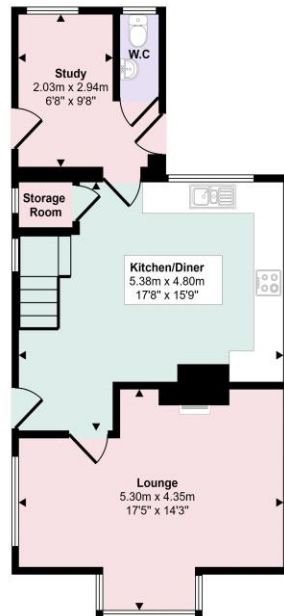
Mains gas, electricity, water and drainage are connected. The property is heated by a gas fired central heating boiler to radiators. Please note that the Agent has not tested any appliances.

Broadband

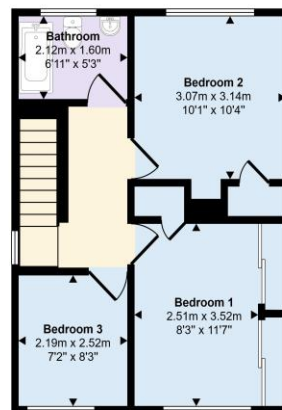
Ultrafast broadband is available (source - Ofcom)
Predicted maximum download speed - 1800Mbps.



Approx Gross Internal Area
91 sq m / 984 sq ft



Ground Floor
Approx 51 sq m / 549 sq ft



First Floor
Approx 41 sq m / 436 sq ft

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.