



32 Liddington Way
Trowbridge BA14 0UB

Monthly Rental Of £1,050



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

Two bedroom house

PVCu double glazing

Enclosed rear garden

Unfurnished

Situated within the popular Wiltshire Drive area

Gas central heating

One allocated parking space

Available from late September

This two bedroom terrace house is situated within the popular Wiltshire Drive area. Features include PVCu double glazing, gas central heating, enclosed rear garden and one allocated parking space. Available from late September, unfurnished.

The property comprises

Ground Floor

Lounge *11' 7" x 14' 3" (3.52m x 4.34m)*

With PVCu double glazed front door, wood laminate flooring, double panel radiator, television point, stairs to the first floor and PVCu double glazed window to the front.

Kitchen *12' 1" x 14' 3" (3.68m x 4.34m)*

With tiled flooring, a range of eye level and base units, rolled edge worktops with tiled splashbacks, cooker and space for a fridge freezer, washing machine and tumble dryer, double panel radiator, storage cupboard under stairs, PVCu double glazed window to the rear and PVCu double glazed back door.

First Floor

Landing

Bedroom 1 *11' 5" x 11' 1" (3.49m x 3.37m)*

With double panel radiator, large storage cupboard and PVCu double glazed window to the front.

Bedroom 2 *9' 9" x 7' 5" (2.97m x 2.26m)*

With double panel radiator and PVCu double glazed window to the rear.

Bathroom

With white suite comprising bath with electric shower over, low level w.c, pedestal hand basin, double panel radiator, extractor fan and obscured PVCu double glazed window to the rear.

Externally

Enclosed rear garden laid to gravel and lawn with storage shed. Allocated parking for one vehicle.

Council tax

The property is in council tax band B.

Energy Performance

The current EPC rating is C (75)

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 - 1000Mbps

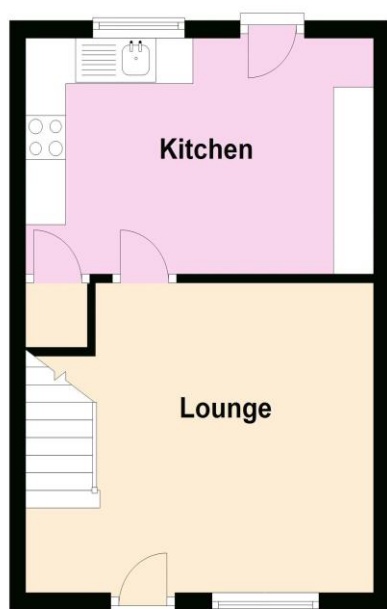
Mobile phone coverage

Outdoor coverage is likely - source Ofcom.



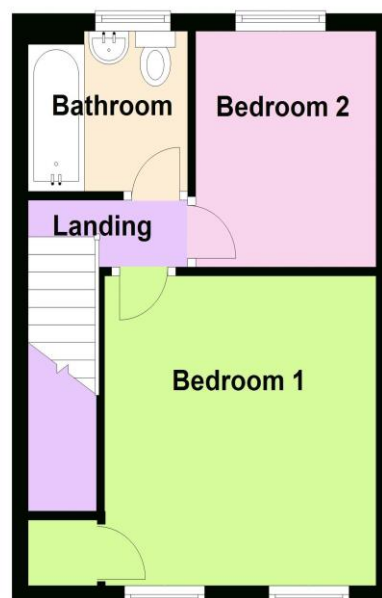
Ground Floor

Approx. 27.3 sq. metres (294.3 sq. feet)



First Floor

Approx. 27.5 sq. metres (296.4 sq. feet)



Total area: approx. 54.9 sq. metres (590.7 sq. feet)