



67 Chantry Gardens
Trowbridge BA14 9QT

Monthly Rental Of £1,350



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Extended three bedroom home

Kitchen/Diner

Gas central heating

Driveway parking for 2/3 vehicles

Ground floor shower room and first floor bathroom

Study

PVCu double glazing

Enclosed rear garden

Situated in the popular village of Southwick, this extended three bedroom semi detached home offers spacious and versatile accommodation arranged over two floors. The ground floor comprises an entrance hall, lounge, kitchen/dining room, study and a shower room, providing flexible living space ideal for modern family life or those working from home. Upstairs are three bedrooms and a family bathroom. Externally, the property benefits from an enclosed rear garden and driveway parking to the front for two/three vehicles. Available immediately, unfurnished.

The property comprises

Ground Floor

Entrance Hall

With radiator and stairs to the first floor with storage cupboard under.

Lounge 10' 11" x 13' 8" (3.34m x 4.17m)

With wood laminate flooring, feature fireplace surround, radiator and PVCu double glazed window to the front.

Kitchen/Diner 14' 1" x 15' 7" (4.29m x 4.76m) max

With wood laminate flooring, a range of eye level and base units, worktops with tiled splash backs, integrated electric oven and gas hob, sink/drainage unit, space for fridge/freezer and washing machine, wall mounted boiler, radiator and PVCu French doors opening onto the rear garden.

Study 6' 11" x 9' 7" (2.11m x 2.93m)

With wood laminate flooring, built in desk and storage cupboards, radiator and PVCu double glazed window to the rear.

Shower Room

With white suite comprising shower enclosure with electric shower, close coupled W.C and hand basin, heated towel rail and extractor fan.

First Floor

Landing

With linen cupboard.

Bedroom 1 9' 6" x 12' 1" (2.89m x 3.69m)

With radiator and PVCu double glazed window to the front.

Bedroom 2 9' 10" x 10' 6" (3.00m x 3.20m) max

With radiator and PVCu double glazed window to the rear.

Bedroom 3 7' 3" x 7' 11" (2.21m x 2.42m)

With radiator and PVCu double glazed window to the front.

Bathroom

With suite comprising bath with electric shower over, close coupled W.C and hand basin, radiator, extractor fan and obscured PVCu double glazed window to the rear.

Externally

To the front

Driveway parking for 2/3 vehicles.

To the rear

To the rear is an enclosed, low maintenance garden featuring a decked seating area and generous gravelled garden with stepping stone pathway leading to a garden shed. The garden is enclosed by timber fencing and benefits from a decorative trellis and gated rear access.

Council tax

The property is currently in council tax band C.

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

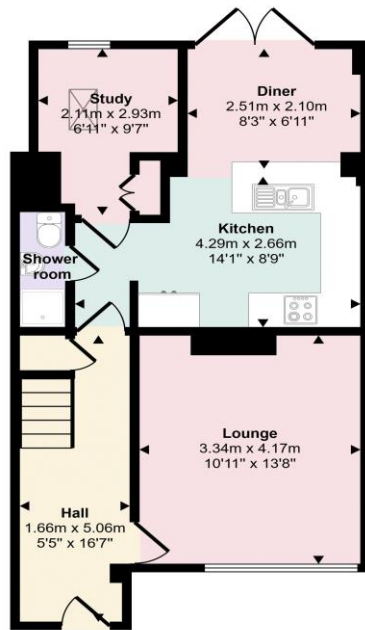
Outdoor coverage is likely - source Ofcom.

Energy Performance

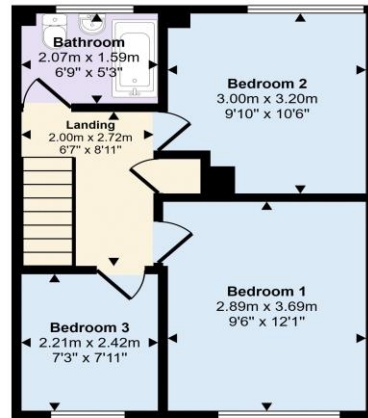
The current EPC rating is C (71)



Approx Gross Internal Area
85 sq m / 910 sq ft



Ground Floor
Approx 48 sq m / 514 sq ft



First Floor
Approx 37 sq m / 396 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.