



63 Longfield Road
Trowbridge BA14 7AE

Monthly Rental Of £775



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER
Phone: 01225 755553, Email: enquiries@wrightsresidential.co.uk
www.wrightsresidential.co.uk

One bedroom ground floor flat

Close to town centre

Walking distance to railway station

Modern kitchen

Separate lounge

Double bedroom

Bathroom with shower over the bath

Gas central heating and PVCu double glazing

This well presented one bedroom ground floor flat is situated within easy reach of Trowbridge town centre. The property comprises a modern kitchen, separate lounge, double bedroom and bathroom with shower over the bath. Features include gas central heating and PVCu double glazing. Externally there is driveway parking for one vehicle and a communal garden to the rear. Available immediately, unfurnished.

The property comprises

Entrance Hall

With PVCu front door.

Kitchen *8' 8" x 11' 3" (2.64m x 3.42m)*

With a range of eye level and base units, worktops with tiled splash backs, integrated electric oven and gas hob with extractor hood over, optional fridge/freezer, space for washing machine, sink/drainage and PVCu double glazed window to the rear.

Lounge *14' 0" x 13' 0" (4.26m x 3.95m)*

With radiator and PVCu double glazed window to the front.

Bedroom *9' 0" x 15' 0" (2.75m x 4.56m)*

With radiator and PVCu double glazed windows to the front and rear.

Bathroom

With tiled flooring, white suite comprising bath with electric shower over, close coupled W.C and pedestal hand basin, heated towel rail, gas boiler and obscured PVCu double glazed window.

Externally

The property comes with driveway parking for one vehicle to the front and a communal garden to the rear.

Council tax

The property is in council tax band A.

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

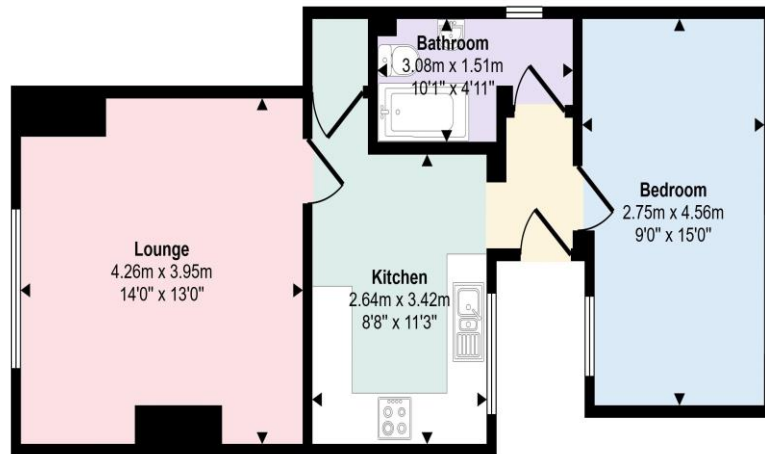
Ultrafast broadband is available (source - Ofcom)
Predicted maximum download speed - 10000Mbps

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.



Approx Gross Internal Area
47 sq m / 504 sq ft



Floorplan

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.