



**2 Dursley Road**  
Trowbridge BA14 0NN

**Monthly Rental Of £1,450**



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**Three bedroom detached property**

**Walking distance to Trowbridge station**

**PVCu double glazing**

**Modern kitchen**

**Close to town centre**

**Gas central heating**

**Three reception rooms**

**Courtyard garden**

**This three bedroom detached property is situated within easy reach of Trowbridge town centre and railway station. The property comprises three spacious reception rooms, a modern fitted kitchen, three well proportioned bedrooms and a first floor bathroom. Features include gas central heating, PVCu double glazing and an enclosed courtyard garden. Available immediately, unfurnished.**

### **The property comprises**

#### **Ground Floor**

##### **Large Entrance Hall**

With PVCu front door, wood laminate flooring, radiator, stairs to the first floor with storage cupboard under and two obscured PVCu double glazed windows to the front.

##### **Lounge 16' 1" x 9' 9" (4.90m x 2.96m)**

With two radiators, feature stone fireplace and PVCu double glazed windows to the front and side.

##### **Dining Room 13' 10" x 10' 0" (4.21m x 3.05m)**

With wood burning stove, radiator and PVCu double glazed windows to the front and rear.

##### **Kitchen 7' 10" x 10' 8" (2.39m x 3.24m)**

With a range of modern eye level and base units, worktops with splash backs, integrated electric oven and ceramic hob with extractor hood over, space for fridge/freezer and washing machine, cupboard housing gas boiler, radiator, PVCu double glazed window to the front and PVCu door to the garden area.

#### **First Floor**

##### **Landing**

With radiator and PVCu double glazed window to the rear.

##### **Bedroom 1 16' 2" x 9' 11" (4.93m x 3.03m)**

With radiator, built in shelving and PVCu double glazed windows to the front and side.

##### **Bedroom 2 6' 5" x 10' 0" (1.95m x 3.04m)**

With radiator and PVCu double glazed window to the front.

##### **Bedroom 3 7' 0" x 10' 0" (2.13m x 3.05m)**

With radiator and PVCu double glazed window to the rear.

##### **Bathroom**

With white suite comprising bath with mains shower over, hand basin with vanity unit under and close coupled W.C, radiator and obscured PVCu double glazed window to the front.

##### **Externally**

A low maintenance courtyard garden wraps around the front and side of the property, with gated access to the front.

##### **Council tax**

The property is in council tax band B.

##### **Energy Performance**

The current EPC rating is D (56)

##### **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.



Approx Gross Internal Area  
90 sq m / 971 sq ft



Ground Floor  
Approx 49 sq m / 527 sq ft

First Floor  
Approx 41 sq m / 444 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.