

TOWN & COUNTRY
ESTATES



Wyke Road, Trowbridge, Wiltshire BA14 7NW

£1,250 PCM

LOCATION

The property is situated within easy walking distance to the town centre, schools, shops and a new cinema and restaurant complex.

DESCRIPTION

AVAILABLE MID JULY A very well presented three bedroom terraced property situated within walking distance to the town centre. The accommodation offers an entrance porch, good sized lounge, kitchen/dining room, on the first floor three bedrooms, bathroom and separate W.C. Further benefits to the property include Upvc double glazing, gas central heating, garage and garden.

ENTRANCE PORCH

You enter the property through a Upvc double glazed ½ glazed obscure door. There is a Upvc double glazed obscure side panel, coved ceiling and a panelled glass door leading to the lounge.

LOUNGE

17'0" x 13'0"

The lounge has a Upvc double glazed window to the front, under stairs storage space, stairs leading to the first floor, smoke alarm, coved ceiling, T.V point, radiator and double doors leading to the kitchen/dining room.

KITCHEN/DINING ROOM

17'0" x 11'4"

The kitchen/dining room comprises a Upvc double glazed window to the rear, range of matching base and wall units with rolled top work surfaces, stainless steel inset sink unit with chrome mixer tap, plumbing for mashing machine, vent for tumble dryer, tiled splashbacks, integrated fridge, inset electric hob, built in oven, double cupboard, stainless steel chimney hood with extractor fan and light, coved ceiling, radiator, Upvc double glazed door leading to the garden and an adjoining Upvc double glazed window to the rear.

FIRST FLOOR LANDING

On the first floor there is access to loft space, cupboard with Ideal Logic combi boiler supplying radiator heating and domestic hot water, smoke alarm, door leading to all three bedrooms and bathroom.

BEDROOM ONE

12'4" x 10'0"

There is a Upvc double glazed window to the front, double cupboard, coved ceiling and a radiator.

BEDROOM TWO

10'6" x 8'5"

There is a Upvc double glazed window to the rear, two wardrobe cupboards, coved ceiling and a radiator.

BEDROOM THREE

6'10" x 6'0"

There is a Upvc double glazed window to the front, coved ceiling and a radiator.



BATHROOM

The bathroom has a Upvc double glazed window to the rear, panelled bath with shower over, extractor fan, tiled splashbacks and a radiator.

SEPERATE W.C

There is a Upvc double glazed window to the rear, low level W.C, wash hand basin and coved ceiling.

EXTERIOR

GARAGE

There is a single detached garage with an up and over door, side door, power and light.

FRONT GARDEN

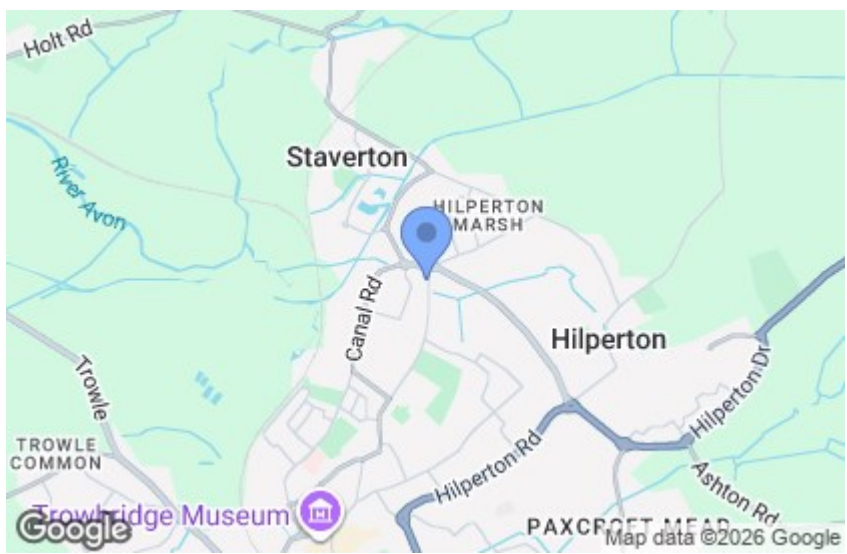
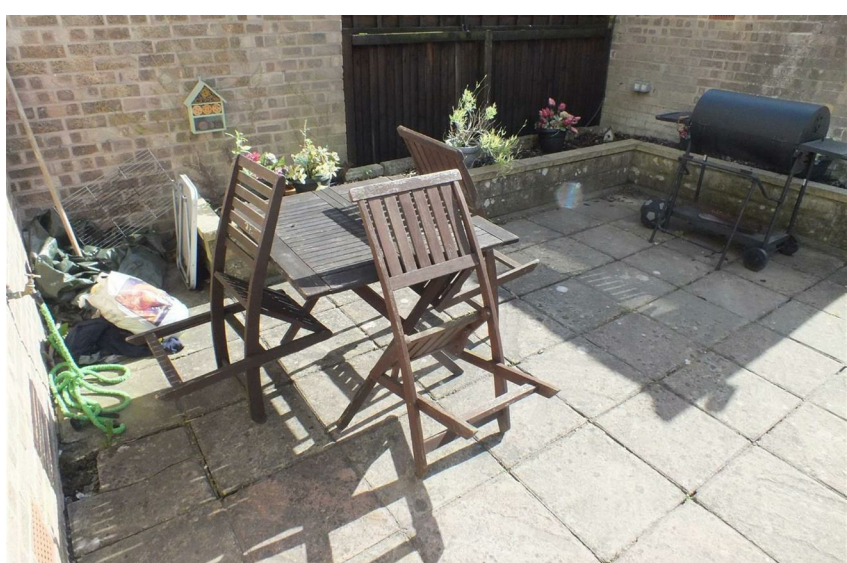
The front garden is laid to lawn, comprising flowers, shrubs and an outside light.

REAR GARDEN

This enclosed rear garden benefits from fencing surrounding, paved patio area, ornamental walls and a rear gate.

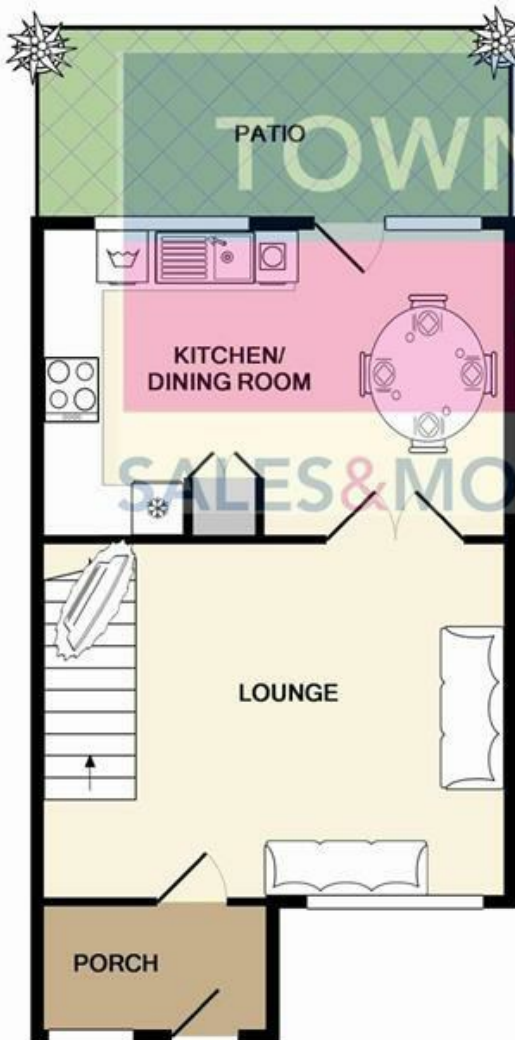
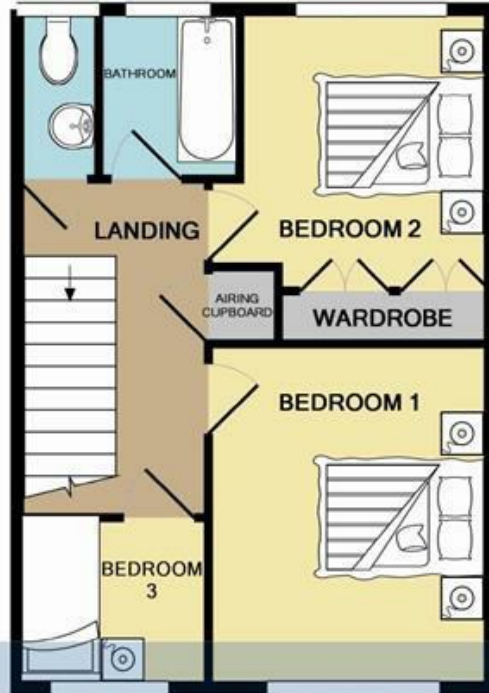
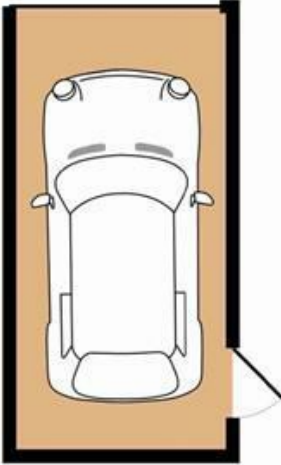
ADDITIONAL INFORMATION

Council tax band - B









GROUND FLOOR
APPROX. FLOOR
AREA 583 SQ.FT.
(54.1 SQ.M.)

TOWN & COUNTRY

1ST FLOOR
APPROX. FLOOR
AREA 413 SQ.FT.
(38.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 996 SQ.FT. (92.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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SALES & MORTGAGES & LETTINGS



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