



County Way
Trowbridge BA14 0NB

Monthly Rental Of £1,300



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

Spacious three bedroom townhouse

Close to schools

Spacious lounge/diner

En-suite to master bedroom

Situated within easy reach of town centre and railway station

Downstairs W.C

Three double bedroom

Enclosed rear garden

This spacious three bedroom townhouse is situated close to primary and secondary schools and within easy reach of Trowbridge town centre and railway station. Features include a modern kitchen with white goods including dishwasher, downstairs W.C, three double bedroom, en-suite to master bedroom, an enclosed rear garden, garage and off road parking for two vehicles. Available immediately, unfurnished.

The property comprises

Entrance Hall

With radiator and stairs to the first floor.

Cloakroom

With white suite comprising close coupled W.C and pedestal hand basin, radiator and obscured PVCu double glazed window to the front.

Kitchen 5' 10" x 9' 6" (1.78m x 2.90m)

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

Lounge/Diner 13' 3" x 17' 11" (4.03m x 5.47m) max

With wood laminate flooring, two radiators, storage cupboard under the stairs, PVCu double glazed window to the rear and PVCu French doors opening onto the rear garden.

First Floor

Landing

With radiator, linen cupboard and stairs to the second floor.

Bedroom 2 13' 3" x 10' 5" (4.05m x 3.18m)

With two radiators and two PVCu double glazed windows to the rear.

Bedroom 3 13' 3" x 7' 6" (4.05m x 2.29m)

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

Bathroom

With white suite comprising bath with shower attachment, close coupled W.C and pedestal hand basin, radiator and extractor fan.

Second Floor

Bedroom 1 13' 2" x 22' 1" (4.02m x 6.72m) max

With two radiators, built in wardrobe, PVCu double glazed dormer window to the front and Velux window to the rear.

En-suite

With white suite comprising shower enclosure with mains shower, close coupled W.C and pedestal hand basin, radiator, extractor fan and Velux window to the rear.

Externally

To the rear

The enclosed rear garden is mainly laid to lawn with a patio seating area and a gate providing access to the rear.

Garage and parking

Single garage with power and light. Off road parking for two vehicles in front.

Council tax

The property is in council tax band D.

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

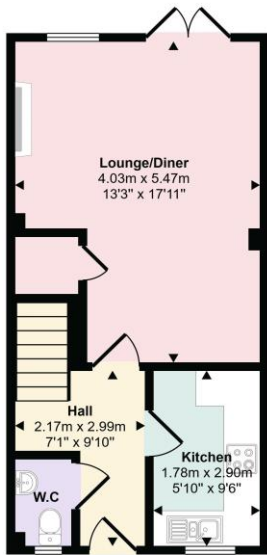
Ultrafast broadband is available (source - Ofcom) Predicted maximum download speed - 1800Mbps

Mobile phone coverage

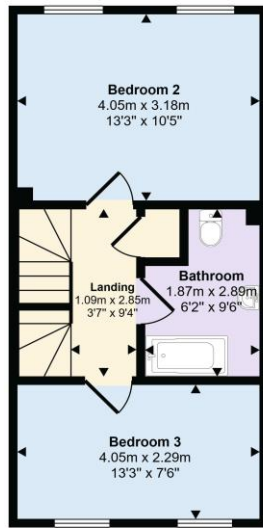
Outdoor coverage is likely - source Ofcom.



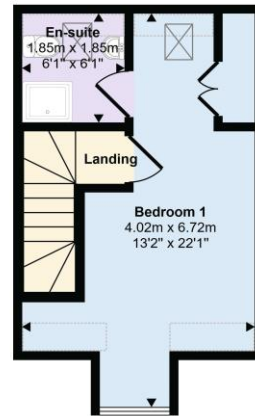
Approx Gross Internal Area
94 sq m / 1013 sq ft



Ground Floor
Approx 35 sq m / 374 sq ft



First Floor
Approx 35 sq m / 377 sq ft



Second Floor
Approx 24 sq m / 263 sq ft

Denotes head height below 1.5m

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.