



11 Cloford Close
Trowbridge BA14 9DH

Monthly Rental Of £1,250



Three bedroom terraced house

Garage

Conservatory

Gas central heating

Situated within the popular Broadmead area

Enclosed rear garden

Newly fitted kitchen and bathroom

PVCu double glazing

This spacious three bedroom terraced house is situated within the popular Broadmead area of Trowbridge. Features include a spacious lounge/diner, newly fitted kitchen and bathroom, conservatory, garage, enclosed rear garden, gas central heating and PVCu double glazing. Available immediately, unfurnished.

The property comprises

Ground Floor

Hall

With PVCu double glazed front door, radiator and stairs to the first floor with storage cupboard under.

Lounge/Diner 23' 0" x 12' 2" (7.00m x 3.70m) max

With two double panel radiators, electric fire with surround and PVCu double glazed window to the front and rear.

Kitchen 8' 11" x 8' 8" (2.73m x 2.65m)

With tiled flooring, a range of eye level and base units, rolled edge worktops with tiled splashbacks, sink/drainer, integrated electric oven and hob with extractor hood over, under counter fridge and washer dryer, PVCu double glazed window to the rear and PVCu double glazed door to the conservatory.

Conservatory 9' 1" x 8' 8" (2.76m x 2.65m)

With tiled flooring and PVCu double glazed door to the garden.

First Floor

Landing

With airing cupboard housing Worcester gas combi boiler.

Bedroom 1 12' 0" x 11' 2" (3.66m x 3.40m)

With two built in wardrobes, radiator and PVCu double glazed window to the front.

Bedroom 2 10' 6" x 8' 10" (3.21m x 2.69m)

With a range of built in wardrobes and PVCu double glazed window to the rear.

Bedroom 3 8' 4" x 6' 8" (2.53m x 2.04m)

With radiator, built in wardrobe and PVCu double glazed window to the front.

Bathroom

With suite comprising bath with shower over, W.C and hand basin with vanity unit, radiator and obscured PVCu double glazed window to the rear.

Garden

The enclosed rear garden is laid to patio and lawn with a small storage shed and a gate providing access to the rear.

Garage

Single garage within a block with up and over door.

Council tax

The property is in council tax band C.

Energy Performance

The current EPC rating is C (73)

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 - 1000Mbps

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.



