



**32A Southville Road**  
Bradford-On-Avon BA15 1HR

**Monthly Rental Of £1,295**



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER  
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**Two double bedroom house**

**Gas central heating**

**Garden**

**White goods**

**Parking for two vehicles**

**Unfurnished**

**Available early August**

**Wrights Residential are delighted to present this well presented two double bedroom house situated on the Trowbridge side of Bradford on Avon. Features include gas central heating, an enclosed rear garden and allocated parking for two vehicles. Available early August, unfurnished.**

### **The property comprises**

#### **Ground Floor**

##### **Entrance hall**

With tiled flooring and PVCu double glazed front door.

##### **Cloakroom**

With tiled flooring, double panel radiator, suite comprising low level w.c and hand basin, wall mounted gas boiler and obscured PVCu double glazed window to the side.

##### **Kitchen** *10' 2" x 9' 6" (3.11m x 2.90m)*

With tiled flooring, double panel radiator, a range of eye level and base units, rolled edge worktops with tiled splashbacks, freestanding cooker, fridge and washing machine, sink/drain unit, breakfast bar, extractor fan and PVCu double glazed window to the front.

##### **Lounge/Diner** *17' 3" x 12' 10" (5.27m x 3.90m) max*

With two double panel radiators, cupboard under the stairs, PVCu double glazed window to the side and PVCu double glazed sliding doors leading to the garden.

#### **First Floor**

##### **Landing**

With PVCu double glazed window to the side and linen cupboard.

##### **Bedroom 1** *10' 10" x 12' 10" (3.29m x 3.90m) max*

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

##### **Bedroom 2** *9' 4" x 12' 10" (2.84m x 3.90m)*

With double panel radiator, wardrobe and PVCu double glazed window to the rear.

#### **Bathroom**

With suite comprising bath with shower attachment, low level w.c and pedestal hand basin, double panel radiator and PVCu double glazed window to the side.

#### **Externally**

##### **To the rear**

Enclosed low maintenance garden with a shed and parking space.

##### **Council tax**

The property is in council tax band A.

##### **Energy Performance**

The current EPC rating is C (77)

##### **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

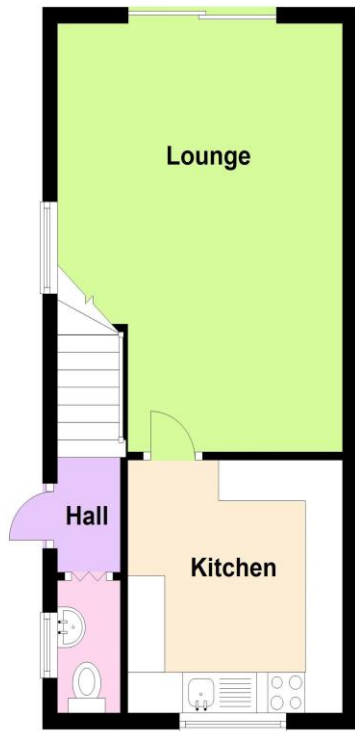
##### **Mobile phone coverage**

Outdoor coverage is likely - source Ofcom.



### Ground Floor

Approx. 32.8 sq. metres (352.8 sq. feet)



### First Floor

Approx. 33.4 sq. metres (359.8 sq. feet)

