



Flat 2, 116 Newtown
Trowbridge BA14 0BB

Monthly Rental Of £800



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER
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Spacious one bedroom first floor flat

Spacious lounge

Double bedroom

Electric heating

Situated within easy reach of the town centre and railway station

Separate kitchen

Bathroom with shower over the bath

PVCu double glazing

This spacious one bedroom first floor flat is situated within easy reach of Trowbridge town centre and railway station. The property comprises entrance hall, a spacious lounge, kitchen, double bedroom and bathroom with shower over the bath. Features include electric heating and PVCu double glazing. Available immediately, unfurnished.

The property comprises

Ground Floor

Entrance Hall

With stairs to the first floor.

First Floor

Landing

With wall mounted electric heater and built in storage cupboard.

Lounge *14' 7" x 11' 9" (4.45m x 3.59m)*

With wall mounted electric heater and fire, and two PVCu double glazed windows to the front.

Kitchen *8' 11" x 6' 0" (2.72m x 1.82m)*

With tiled flooring, a range of eye level and base units, worktops with tiled splash backs, one and a half bowl sink and drainer unit, integrated electric oven and induction hob with extractor hood over, fridge/freezer, washing machine and PVCu double glazed window to the rear.

Bedroom *8' 2" x 10' 2" (2.50m x 3.09m)*

With wall mounted electric heater and PVCu double glazed window to the rear.

Bathroom

With tiled flooring, white suite comprising bath with electric shower over, close coupled W.C and pedestal hand basin, airing cupboard housing hot water cylinder, wall mounted electric heater and extractor fan.

Council tax

The property is in council tax band A.

Energy Performance

The current EPC rating is D (56)

Services

Mains electricity, water and drainage are connected. Please note that the Agent has not tested any appliances.

Broadband

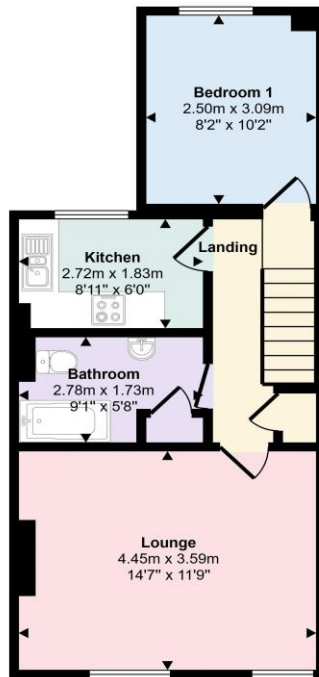
Ultrafast broadband is available (source - Ofcom)
Predicted maximum download speed - 1000Mbps

Mobile phone coverage

Both indoor and outdoor coverage are likely - source Ofcom.



Approx Gross Internal Area
41 sq m / 444 sq ft



Floorplan

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.