



5 The Brambles
Trowbridge BA14 8RB

Monthly Rental Of £1,300



Modern three bedroom end of terrac property

Kitchen/Diner

Modern family bathroom

PVCu double glazing

Spacious lounge

En-suite shower room

Gas central heating

Generous low maintenance rear garden

Wrights Residential are delighted to offer this modern three bedroom end of terrace home, ideally situated within easy reach of Trowbridge town centre, the railway station and a popular primary school. The spacious accommodation includes a generous lounge and a modern kitchen/diner on the ground floor, while upstairs offers three well-proportioned bedrooms, including a principal bedroom with en-suite shower room, together with a modern family bathroom. Outside, the property benefits from a generous enclosed rear garden laid mainly to artificial lawn with a patio seating area, as well as allocated parking for two vehicles. Available immediately, unfurnished.

The property comprises

Ground Floor

Entrance Hall

With tiled flooring and radiator.

Cloakroom

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

Lounge 16' 1" x 14' 10" (4.90m x 4.52m)

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

Kitchen/Diner 9' 8" x 14' 10" (2.94m x 4.52m)

With tiled flooring, a range of eye level and base units, worktops with tiled splash backs, integrated eye level double oven, 5 ring gas hob with extractor hood over, integrated fridge/freezer, space for washing machine, dishwasher and tumble drier, radiator, PVCu double glazed window to the rear and PVCu sliding patio doors to the rear garden.

First Floor

Landing

With obscured window to the side.

Bedroom 1 11' 4" x 12' 0" (3.45m x 3.67m)

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

En-suite

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

Bedroom 2 7' 10" x 8' 10" (2.38m x 2.69m)

With radiator and PVCu double glazed window to the rear.

Bedroom 3 7' 10" x 5' 9" (2.38m x 1.76m)

With radiator and PVCu double glazed window to the rear.

Bathroom

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

Externally

Rear Garden

The generous enclosed rear garden is mainly laid to artificial lawn with a patio seating area and a path leading to gated rear access.

Parking

Two property comes with two allocated parking spaces located to the rear.

Council tax

The property is in council tax band B.

Energy performance

The current EPC rating is C (74)

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.

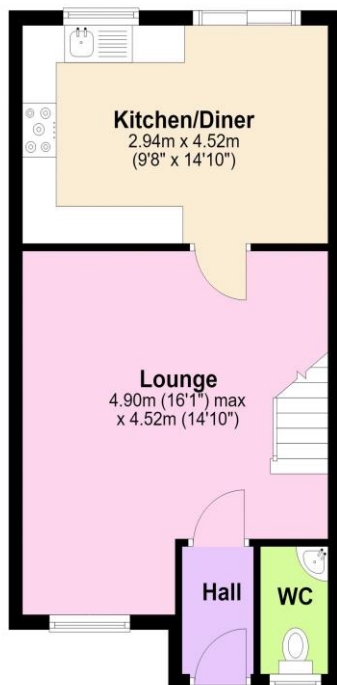
Broadband

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



Ground Floor

Approx. 37.6 sq. metres (404.9 sq. feet)



First Floor

Approx. 36.6 sq. metres (393.6 sq. feet)



Total area: approx. 74.2 sq. metres (798.5 sq. feet)