



**10 Cheverell Close**  
Trowbridge BA14 0BH

**Monthly Rental Of £1,100**



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER  
Phone: 01225 755553, Email: [enquiries@wrightsresidential.co.uk](mailto:enquiries@wrightsresidential.co.uk)  
[www.wrightsresidential.co.uk](http://www.wrightsresidential.co.uk)

**Two bedroom semi detached property**

**Gas central heating**

**Kitchen/diner**

**Allocated parking for two vehicles**

**Cul-de-sac location**

**PVCu double glazing**

**Two double bedrooms**

**Generous enclosed rear garden**

**This spacious and well presented two double bedroom semi detached property is situated on a small cul-de-sac within the popular Wiltshire Drive area of Trowbridge. The property comprises a spacious lounge, kitchen/diner, two well proportioned bedrooms and bathroom with shower over the bath. Externally the property offers allocated parking for two vehicles and a generous enclosed rear garden. Available immediately, unfurnished.**

### **The property comprises**

#### **Ground Floor**

**Lounge** *11' 10" x 15' 7" (3.61m x 4.76m)*

With wood laminate flooring, radiator, stairs to the first floor and PVCu double glazed window to the front.

**Kitchen/Diner** *11' 11" x 8' 1" (3.63m x 2.46m)*

With wood laminate flooring, a range of eye level and base units, worktops with tiled splash backs, integrated electric oven and ceramic hob with extractor hood over, space for fridge/freezer and washing machine, one and a half bowl sink/drainage unit, radiator, wall mounted gas boiler, PVCu double glazed window to the rear and PVCu door to the rear garden.

#### **First Floor**

**Landing**

With radiator.

**Bedroom 1** *12' 0" x 7' 5" (3.65m x 2.26m)*

With radiator and PVCu double glazed window to the front.

**Bedroom 2** *11' 11" x 8' 2" (3.62m x 2.50m)*

With radiator and PVCu double glazed window to the rear.

**Bathroom**

With suite comprising bath with electric shower over, close coupled W.C and pedestal hand basin, radiator and obscured PVCu double glazed window to the side.

### **Externally**

**To the front**

Allocated parking for two vehicles next to an area laid to lawn. Path to front door.

**To the rear**

The generous enclosed rear garden offers a patio seating area as well as areas laid to lawn and gravel. There is a storage shed and a gate provides access to the front of the property.

**Council tax**

The property is in council tax band B.

**Energy Performance**

The current EPC rating is C (69)

**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 - 10000Mbps

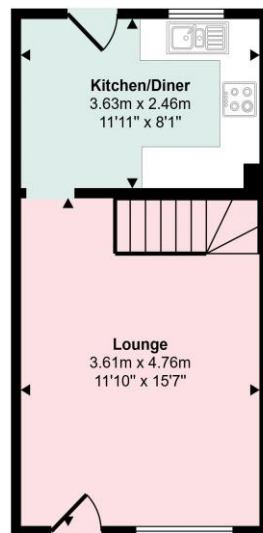
**Mobile phone coverage**

Outdoor coverage is likely - source Ofcom.

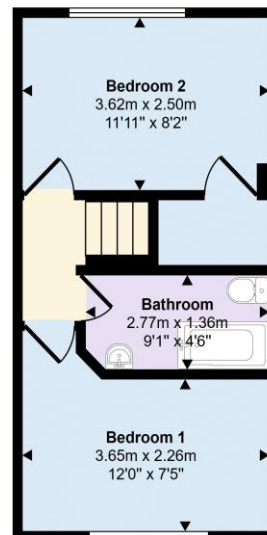




Approx Gross Internal Area  
54 sq m / 580 sq ft



Ground Floor  
Approx 27 sq m / 287 sq ft



First Floor  
Approx 27 sq m / 293 sq ft

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.