

76 Francis Street
Trowbridge BA14 8NZ

Monthly Rental Of £1,300





Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER
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Three Bedroom Property

Spacious Lounge

Three Well Proportioned Bedrooms

Ground Floor Cloakroom

Convenient Location Close to Trowbridge Town Centre

Kitchen/Diner

Family Bathroom

Store Room

This well presented three bedroom property is situated in a convenient location on Francis Street in Trowbridge, within easy reach of the town centre and its amenities. The ground floor accommodation comprises an entrance hall, a spacious lounge, kitchen/diner, rear lobby, useful store room and cloakroom. Upstairs are three well proportioned bedrooms and a family bathroom. Externally, the property benefits from an enclosed tiered rear garden, featuring an area laid to artificial lawn with steps leading to a gravelled area. Available immediately, unfurnished.

The property comprises

Ground Floor

Entrance Hall *0' 0" x 0' 0" (0m x 0m)*
With wood effect laminate flooring, electric night storage heater and stairs to the first floor.

Lounge *12' 8" x 13' 0" (3.87m x 3.95m)max*
With wood effect laminate flooring, electric night storage heater and PVCu double glazed window to the front.

Kitchen/Diner *9' 1" x 13' 6" (2.78m x 4.12m)*
With wood effect laminate flooring, a range of eye level and base units, worktops with tiled splash backs, integrated electric oven and ceramic hob with extractor fan over, integrated fridge/freezer, washer/dryer and dishwasher one and a half bowl sink/drainer unit and PVCu french doors opening onto the rear garden.

Rear Lobby
With wood effect laminate flooring, wall mounted electric night storage heater and PVCu door to the rear.

Store Room *6' 3" x 7' 6" (1.91m x 2.29m)*
With wood effect laminate flooring and storage space under the stairs.

Cloakroom
With suite comprising low level W.C and hand basin and obscured PVCu double glazed window to the rear.

First Floor

Landing *6' 2" x 11' 6" (1.88m x 3.51m)max*
With airing cupboard housing hot water cylinder.

Bedroom 1 *9' 5" x 14' 7" (2.86m x 4.44m)*
With wall mounted electric night storage heater and PVCu double glazed window to the front.

Bedroom 2 *9' 4" x 12' 0" (2.84m x 3.67m)*
With electric night storage heater and PVCu double glazed window to the rear.

Bedroom 3 *6' 2" x 9' 3" (1.89m x 2.83m)*
With wood effect laminate flooring, electric night storage heater and PVCu double glazed window to the front.

Bathroom *6' 2" x 5' 5" (1.87m x 1.64m)*
With white suite comprising bath with mains shower over, pedestal hand basin and close coupled W.C, heated towel rail, extractor fan and obscured PVCu double glazed window to the rear.

Externally

To the front
The property benefits from a front garden, predominantly laid to lawn with an established shrub and a pathway with steps leading down to the front entrance.

To the rear
The property benefits from an enclosed, tiered rear garden with an area laid to artificial lawn and steps leading down to a gravelled area with established shrubs. The garden is enclosed by timber fencing and walling, with gated rear access.

Council Tax
The property is in council tax band B.

Energy Performance
The current EPC rating is D (63)

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

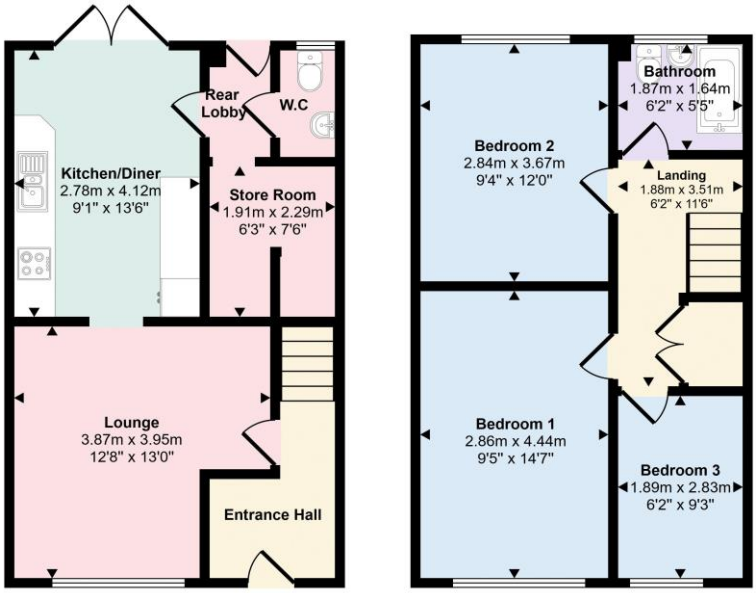
Mobile Phone Coverage
Outdoor coverage is good - source Ofcom.







Approx Gross Internal Area
80 sq m / 861 sq ft



Ground Floor
Approx 40 sq m / 427 sq ft

First Floor
Approx 40 sq m / 434 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.