



**14 Ramsbury Walk**  
Trowbridge BA14 0UU

**Monthly Rental Of £1,050**



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER  
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**Two bedroom end of terrace property**

**Spacious Kitchen**

**Modern Bathroom**

**Generous enclosed garden**

**Well presented throughout**

**Two well proportioned bedrooms**

**Driveway parking**

**Cul-de-sac location within the popular Wiltshire Drive area**

**This spacious and well presented two bedroom end of terrace property is situated on a small cul-de-sac within the popular Wiltshire Drive area of Trowbridge. Features include a spacious kitchen, two well proportioned bedrooms, a recently updated bathroom, driveway parking and a generous enclosed garden. Available immediately, unfurnished.**

**The property comprises**

**Ground Floor**

**Lounge** *11' 5" x 11' 3" (3.49m x 3.43m)*

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

**Kitchen** *8' 10" x 14' 0" (2.70m x 4.27m)*

With a range of eye level and base units, worktops with tiled splash backs, integrated electric oven and induction hob with extractor hood over, space for fridge/freezer and washing machine, inset sink and drainer unit, storage cupboard under the stairs, PVCu double glazed windows to the front and rear and PVCu door opening onto the rear garden.

**First Floor**

**Landing**

**Bedroom 1** *11' 3" x 10' 9" (3.43m x 3.28m)*

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

**Bedroom 2** *9' 2" x 7' 1" (2.80m x 2.15m)*

With radiator and PVCu double glazed window to the rear.

**Bathroom**

With white suite comprising bath with electric shower over, W.C and hand basin with vanity unit, radiator, extractor fan and obscured PVCu double glazed window to the rear.

**Externally**

**To the front**

The property is approached via a generous gravelled driveway and a gate provides access to the rear garden.

**To the rear and side**

The property benefits from a generous enclosed rear and side garden, comprising a paved patio and areas of lawn. Enclosed by brick walling and fencing, the garden offers a pleasant outdoor space for relaxing and entertaining.

**Council tax**

The property is in council tax band B.

**Energy Performance**

The current EPC rating is D (65)

**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**

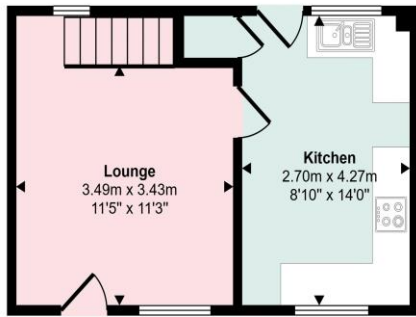
Ultrafast broadband is available (source - Ofcom)  
Predicted maximum download speed - 1800Mbps

**Mobile phone coverage**

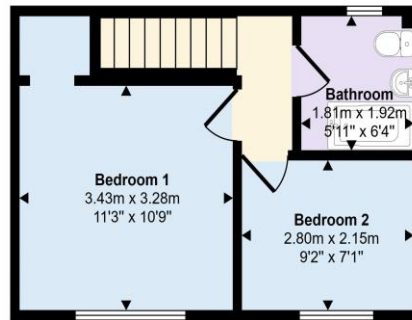
Outdoor coverage is likely - source Ofcom.



Approx Gross Internal Area  
54 sq m / 578 sq ft



Ground Floor  
Approx 27 sq m / 287 sq ft



First Floor  
Approx 27 sq m / 291 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.