



58 Dursley Road
Trowbridge BA14 0NR

Monthly Rental Of £1,000



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER
Phone: 01225 755553, Email: enquiries@wrightsresidential.co.uk
www.wrightsresidential.co.uk

Spacious two bedroom property

Kitchen/diner

Two double bedrooms

Rear garden

Two reception rooms

Downstairs W.C

Large bathroom with shower enclosure and bath

Off road parking

This spacious two double bedroom property is situated within easy reach of Trowbridge town centre and railway station. Features include two reception rooms, kitchen/diner, downstairs W.C, two double bedrooms, large bathroom with shower enclosure and bath, rear garden and off road parking. Available immediately, unfurnished.

The property comprises

Ground Floor

Sitting Room *12' 2" x 9' 3" (3.71m x 2.83m)*

With obscured PVCu front door, radiator and PVCu double glazed window to the front.

Lounge *12' 3" x 12' 5" (3.74m x 3.79m)*

With feature fireplace, radiator and PVCu double glazed window to the rear.

Kitchen/Diner *17' 1" x 7' 10" (5.20m x 2.38m)*

With a range of eye level and base units, worktops with tiled splash backs, integrated electric oven and gas hob with extractor hood over, one and half bowl sink/drain, space for fridge/freezer and washing machine, radiator, PVCu double glazed window to the side and PVCu back door.

Cloakroom

With low level W.C, hand basin and PVCu double glazed window.

First Floor

Bedroom 1 *12' 4" x 12' 6" (3.75m x 3.80m) into alcove*

With two radiators, freestanding wardrobe and PVCu double glazed window to the rear.

En-suite Bathroom

With four piece suite comprising bath, shower enclosure with electric shower, low level W.C and pedestal hand basin, radiator, cupboard housing gas boiler and obscured PVCu double glazed window to the rear.

Bedroom 2 *12' 3" x 9' 4" (3.73m x 2.85m)*

With radiator and two PVCu double glazed windows to the front.

Externally

To the rear

The enclosed garden is laid to patio and lawn, with a large storage shed and off road parking area to the rear.

Council tax

The property is in council tax band B.

Energy Performance

The current EPC rating is C (70)

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

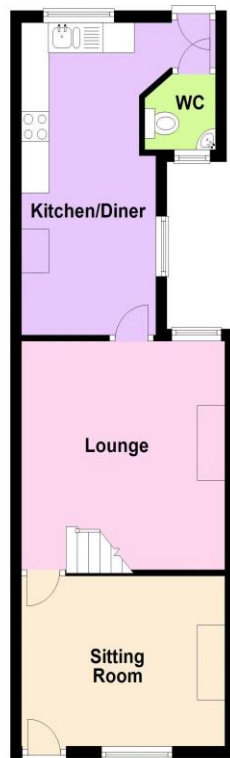
Mobile phone coverage

Outdoor coverage is likely - source Ofcom.



Ground Floor

Approx. 40.2 sq. metres (433.1 sq. feet)



First Floor

Approx. 31.2 sq. metres (336.0 sq. feet)

