



11 Lansdown Close Frome Road
Trowbridge BA14 0DQ

Monthly Rental Of £975



Wrights Residential, 24 Fore Street, Trowbridge, BA14 8ER
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www.wrightsresidential.co.uk

Two bedroom end of terrace property

Downstairs W.C

PVCu double glazed

Courtyard garden

Kitchen/diner

Modern electric heating

Allocated parking

Unfurnished

This two bedroom end of terrace property is situated within easy reach of Trowbridge town centre and railway station. Features include a kitchen/diner, downstairs W.C, modern electric heating, off road parking and courtyard garden. Available immediately, unfurnished.

The property comprises

Lounge *13' 0" x 14' 0" (3.97m x 4.26m) max*

With modern electric storage heater, storage cupboard under the stairs and PVCu double glazed window to the front.

Kitchen/Diner *9' 6" x 14' 0" (2.90m x 4.26m) max*

With modern electric storage heater, a range of eye level and base units, worktops with tiled splash backs, sink/drain unit, integrated electric oven and hob with extractor hood over, space for fridge and washing machin, PVCu double glazed window to the rear and PVCu door to the rear garden.

Cloakroom

With W.C, hand basin, electric heater and extractor fan.

First Floor

Landing

With electric storage heater and PVCu double glazed window to the side.

Bedroom 1 *13' 0" x 10' 7" (3.96m x 3.22m)*

With built in wardrobe, airing cupboard, electric storage heater and PVCu double glazed window to the front.

Bedroom 2 *9' 9" x 7' 6" (2.96m x 2.28m)*

With electric storage heater and PVCu double glazed window to the rear.

Bathroom

With white suite comprising bath with mains shower over, W.C and hand basin with vanity unit, electric heated towel rail and obscured PVCu double glazed window to the rear.

Externally

The property comes with allocated parking for one vehicle and an enclosed courtyard garden laid to patio.

Council tax

The property is currently in council tax band B.

Energy performance

The current EPC rating is B (83)

Services

Mains electricity, water and drainage are connected. Please note that the Agent has not tested any appliances.

Broadband

Ultrafast broadband is available (source - Ofcom)
Predicted maximum download speed - 10000Mbps

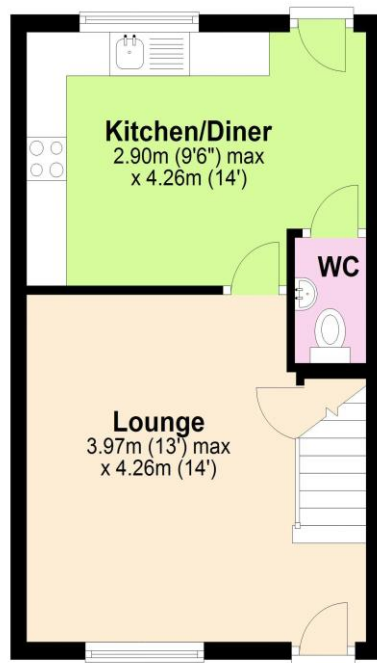
Mobile phone coverage

Outdoor coverage is likely - source Ofcom.



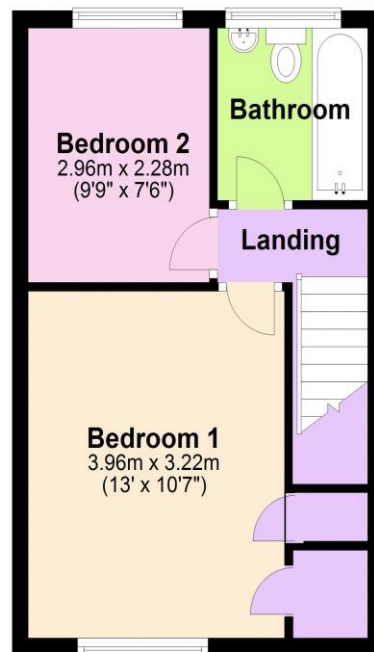
Ground Floor

Approx. 29.7 sq. metres (319.7 sq. feet)



First Floor

Approx. 29.8 sq. metres (321.1 sq. feet)



Total area: approx. 59.5 sq. metres (640.8 sq. feet)