

Wrights



9 Wiltshire Drive
Trowbridge BA14 0RR

Monthly Rental Of £1,300



Three bedroom house

Double glazing

Garage

Unfurnished

Gas central heating

Conservatory

Allocated parking

Available immediately

This spacious three bedroom property is situated within the popular Wiltshire Drive area of Trowbridge. Features include gas central heating, PVCu double glazing, conservatory, downstairs W.C, enclosed courtyard garden, garage and off road parking. Available immediately, unfurnished.

The property comprises:

Ground Floor

Entrance Hall *4' 8" x 6' 2" (1.41m x 1.88m)*

With PVCu front door, double panel radiator and stairs to the first floor.

W.C *7' 1" x 2' 11" (2.15m x 0.89m)*

With a radiator, low level wc, hand basin and an extractor fan.

Lounge/Diner *20' 3" x 11' 4" (6.16m x 3.46m) max*

With laminate flooring, two double panel radiators, tv point, PVCu bay window to the front and PVCu french doors to the conservatory.

Conservatory *9' 11" x 9' 5" (3.02m x 2.88m)*

With laminate flooring, PVCu windows and french doors to the garden.

Kitchen *8' 2" x 8' 0" (2.50m x 2.44m)*

With tiled flooring, range of eye level and base units, wood laminate work tops with tiled splash backs, integrated double oven, 4 ring gas hob with extractor hood over, one and a half bowl sink/drainer, washing machine, fridge freezer and PVCu window to the rear.

First Floor

Landing *6' 2" x 8' 3" (1.89m x 2.52m)*

With loft hatch and airing cupboard

Bedroom 1 *11' 0" x 9' 5" (3.36m x 2.86m)*

With laminate flooring, radiator and PVCu window to the rear.

Bedroom 2 *8' 11" x 9' 5" (2.72m x 2.87m)*

With laminate flooring, radiator and PVCu window to the front.

Bedroom 3 *8' 0" x 8' 3" (2.43m x 2.52m)*

With laminate flooring, radiator and PVCu window to the rear.

Bathroom *5' 6" x 8' 3" (1.67m x 2.52m)*

With a white suite comprising a bath, shower enclosure with an electric shower, low level wc, pedestal hand basin, radiator and obscured PVCu window to the front.

Courtyard Garden

With laid to patio, fully enclosed, gated to the rear, outside tap and light.

Garage and parking

With up and over to the front and a parking space in front of the garage.

Council tax

The property is currently in council tax band B.

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

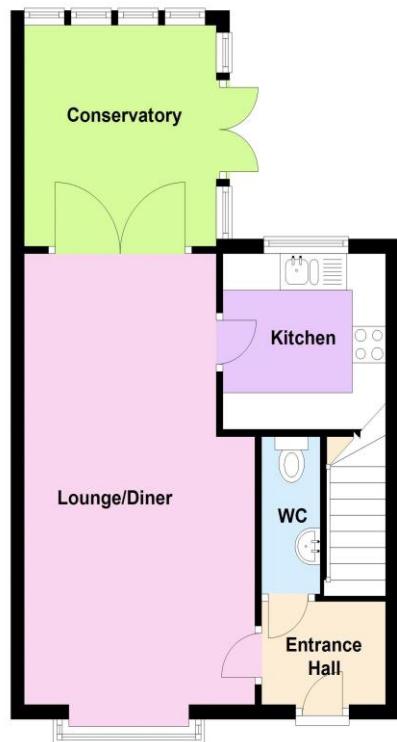
Ultrafast broadband is available (source - Ofcom)
Predicted maximum download speed - 1000Mbps

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.



Ground Floor



First Floor

