

# Wrights



**36A Pitman Avenue**  
Trowbridge BA14 0BY

**Monthly Rental Of £850**



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER  
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Two bedroom first floor flat

Newly renovated

Gas central heating

PVCu double glazing

Open plan kitchen/living room

Integrated fridge and freezer

Two double bedrooms

Off road parking for one vehicle

This newly renovated two bedroom first floor flat is conveniently situated within easy reach of Trowbridge railway station and town centre. Feature include an open plan kitchen/living room, two double bedrooms, gas central heating, PVCu double glazing and off road parking for one vehicle. Available immediately, unfurnished.

### The property comprises

#### Ground Floor

##### Entrance Hall

With wood laminate flooring and stairs to the first floor.

#### First floor

##### Landing

With wood laminate flooring and radiator.

##### Open plan kitchen/living room *9' 8" x 18' 1" (2.95m x 5.51m) max*

With wood laminate flooring, two radiators, a range of eye level and base units, worktops with tiled splash backs, inset sink/drain unit, integrated oven and ceramic hob, integrated under counter fridge and freezer, space for washing machine, wall mounted gas boiler and two PVCu double glazed windows to the front.

##### Bedroom 1 *10' 4" x 10' 0" (3.16m x 3.04m)*

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

##### Bedroom 2 *10' 10" x 8' 11" (3.30m x 2.73m) max*

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

##### Bathroom

With suite comprising bath with mains shower over, pedestal hand basin and W.C, radiator and extractor fan.

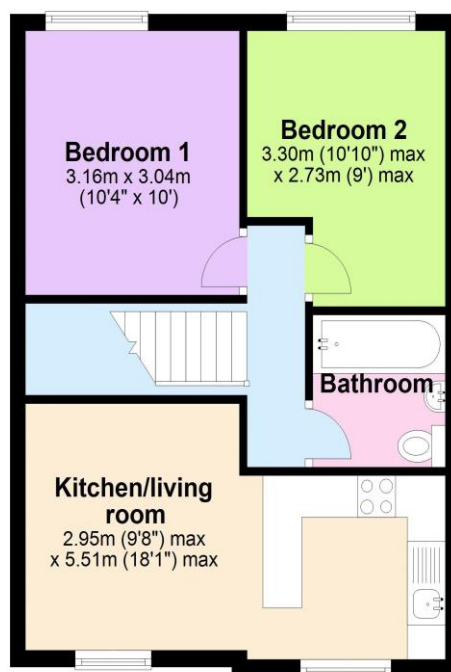
##### Externally

Driveway parking for one vehicle to the front.



### First Floor

Approx. 42.3 sq. metres (455.5 sq. feet)



Total area: approx. 42.3 sq. metres (455.5 sq. feet)