



15 Union Street
Trowbridge BA14 8RU

Monthly Rental Of £1,200



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

Modern three bedroom townhouse

Kitchen/Diner

PVCu double glazing

Garage with parking in front

Two reception rooms

Gas central heating

Low maintenance enclosed rear garden

Close to town centre

This well presented three bedroom townhouse is situated close to Trowbridge town centre and all of its amenities. Features include two reception rooms, Kitchen/Diner, gas central heating, PVCu double glazing, an enclosed low maintenance garden, garage and off road parking. Available from mid-late March, unfurnished.

The property comprises

Ground floor

Study

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

Hall

With radiator and stairs to the first floor with storage cupboard underneath.

Kitchen/Diner *11' 11" x 10' 6" (3.62m x 3.21m)*

With wood effect vinyl flooring, a range of eye level and base units, wood laminate work tops with tiled splash backs, integrated oven and four ring gas hob with extractor hood over, fridge freezer and washing machine, one and a half bowl sink/drain, PVCu double glazed window to the rear and PVCu french doors opening onto the rear garden.

First floor

Landing

With radiator and stairs to second floor.

Lounge *11' 11" x 10' 7" (3.62m x 3.22m)*

With two radiators, television point and two PVCu double glazed windows to the rear.

W.C

With low level W.C, hand basin and extractor fan.

Bedroom 3 *11' 11" x 7' 8" (3.62m x 2.33m)*

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

Second floor

Landing

Bedroom 1 *11' 11" x 10' 9" (3.62m x 3.28m) max*

With wood laminate flooring, radiator, television point, airing cupboard, freestanding wardrobe and two PVCu double glazed windows to the rear.

Bedroom 2 *11' 11" x 7' 10" (3.62m x 2.40m)*

With radiator, large freestanding wardrobe and two PVCu double glazed windows to the front.

Bathroom

With suite comprising bath with electric shower over, low level W.C and hand basin, heated towel rail and extractor fan.

Externally

There is a low maintenance enclosed rear garden with a gate providing access to the garage and parking to the rear.

Council tax

The property is in council tax band D.

Servicies

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

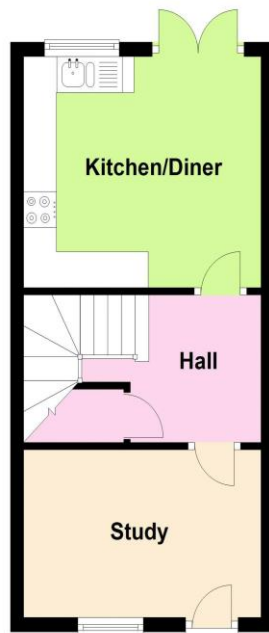
Mobile phone coverage

Indoor and outdoor coverage are likely - source Ofcom.



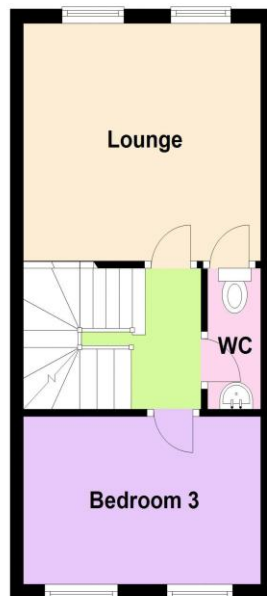
Ground Floor

Approx. 28.2 sq. metres (303.5 sq. feet)



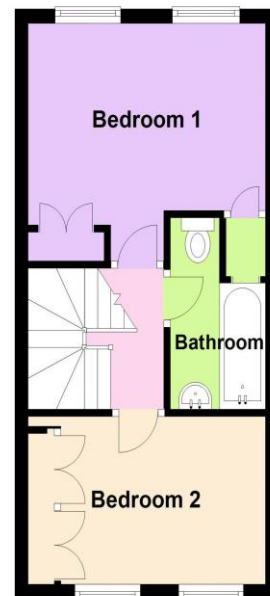
First Floor

Approx. 28.2 sq. metres (303.5 sq. feet)



Second Floor

Approx. 28.2 sq. metres (303.5 sq. feet)



Total area: approx. 84.6 sq. metres (910.6 sq. feet)