

Wrights



5 Amour Acre
Trowbridge BA14 7BU

Monthly Rental Of £1,250



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Three bedroom semi detached house

Two reception rooms

Utility room

Garage

Cul-de-sac location within easy reach of the town centre

Modern kitchen and shower room

Enclosed rear garden

Driveway parking

This spacious and well presented three bedroom semi detached property is situated on a cul-de-sac within easy reach of Trowbridge town centre. Features include a modern kitchen and shower room, two reception rooms, utility room, an enclosed rear garden, garage, driveway parking, gas central heating and PVCu double glazing. Available immediately, unfurnished.

The property comprises

Ground Floor

Entrance Porch

With PVCu front door and obscured PVCu double glazed windows to the front and side.

Hallway

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

Lounge *11' 11" x 12' 10" (3.64m x 3.92m)*

With radiator, electric fire and PVCu double glazed window to the front. Open plan into...

Dining room *8' 7" x 9' 11" (2.62m x 3.02m)*

With radiator and PVCu double glazed window to the rear.

Kitchen *9' 11" x 9' 3" (3.03m x 2.82m)*

With a range of eye level and base units, worktops with upstands, integrated double electric oven, induction hob, one and a half bowl sink/drainage unit, space for slimline dishwasher, radiator and PVCu double glazed window to the rear.

Utility room

With space for fridge/freezer and washing machine, PVCu double glazed windows to the side and rear, door to garage and back door opening onto to the rear garden.

First Floor

Landing

With cupboard housing hot water cylinder and PVCu double glazed window to the side.

Bedroom 1 *11' 1" x 12' 10" (3.38m x 3.92m)*

With radiator, built in wardrobe and PVCu double glazed window to the front.

Bedroom 2 *8' 8" x 12' 10" (2.64m x 3.92m)*

With built in wardrobe, radiator and PVCu double glazed window to the rear.

Bedroom 3 *7' 0" x 6' 6" (2.14m x 1.98m)*

With radiator and PVCu double glazed window to the front.

Shower Room

With white suite comprising quadrant shower enclosure, pedestal hand basin and low level W.C, heated towel rail and obscured PVCu double glazed window to the rear.

Externally

To the front

Front garden laid to lawn and driveway parking in front of the garage.

Garage *15' 10" x 7' 7" (4.82m x 2.31m)*

With up and over door to the front, power, light and rear door to the utility.

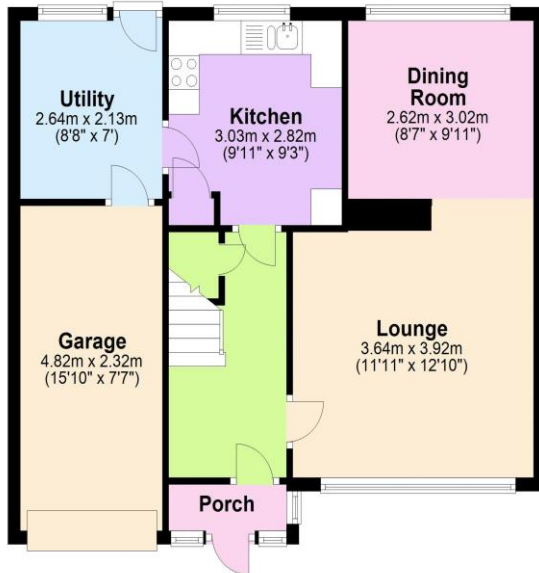
To the rear

The enclosed rear garden offers a spacious area laid to lawn with planted borders, a patio seating area and a path leading to the storage shed.



Ground Floor

Approx. 59.6 sq. metres (641.0 sq. feet)



First Floor

Approx. 40.7 sq. metres (438.1 sq. feet)



Total area: approx. 100.3 sq. metres (1079.1 sq. feet)