

# Wrights



## 5 Amour Acre

Trowbridge BA14 7BU

**Monthly Rental Of £1,250**



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER  
Phone: 01225 755553, Email: [enquiries@wrightsresidential.co.uk](mailto:enquiries@wrightsresidential.co.uk)  
[www.wrightsresidential.co.uk](http://www.wrightsresidential.co.uk)

**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/drain 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.

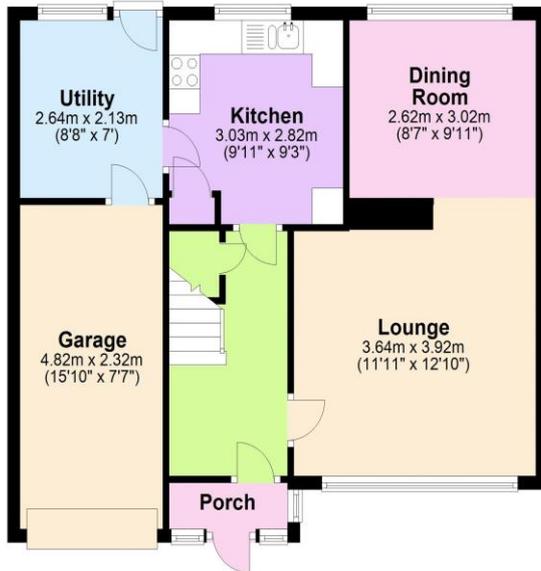
#### **To the rear**

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)