

# Wrights



**60C Bradford Road**  
Trowbridge BA14 9AR

**Monthly Rental Of £1,250**



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## Modern three bedroom property

Open plan kitchen/diner with integrated white goods

Gas central heating

Enclosed rear garden

Spacious lounge

En-suite to master bedroom

PVCu double glazing

Two allocated parking spaces

This modern three bedroom property is situated within a secure gated development, close to Trowbridge railway station and within easy reach of Trowbridge town centre. Features include a spacious lounge, open plan kitchen/diner with integrated white goods, master bedroom with built in wardrobes and en-suite shower room, gas central heating, PVCu double glazing, an enclosed rear garden and allocated parking for two vehicles. Available from early May, unfurnished.

## The property comprises

### Ground Floor

#### Entrance Hall

#### Cloakroom

With tiled floor, white suite comprising close coupled W.C and hand basin with vanity unit, heat Towel rail and extractor fan.

#### Lounge *22' 11" x 13' 7" (6.99m x 4.15m) max*

With radiator, stairs to the first floor and PVCu double glazed windows to the front and rear. Open plan into...

#### Kitchen/Diner *13' 6" x 9' 1" (4.11m x 2.76m)*

With a range of eye level and base units, worktops with up stands, integrated eye level electric oven, ceramic hob with extractor hood over, integrated fridge/freezer, dishwasher and washer/dryer, inset sink/drain, radiator, inset ceiling spotlights, PVCu double glazed window to the rear and door opening onto the rear garden.

### First Floor

#### Landing

With radiator.

#### Bedroom 1 *11' 6" x 10' 4" (3.51m x 3.15m)*

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

#### En-suite

With tiled flooring, white suite comprising shower enclosure with mains shower, close coupled W.C and hand basin with vanity unit, heated towel rail, inset ceiling spotlights and extractor fan.

#### Bedroom 2 *13' 7" x 9' 1" (4.14m x 2.76m)*

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

#### Bedroom 3 *7' 0" x 6' 11" (2.14m x 2.10m)*

With radiator and PVCu double glazed window to the rear.

#### Bathroom

With tiled flooring, white suite comprising bath with shower attachment, close coupled W.C and hand basin with vanity unit, heated towel rail, inset ceiling spotlights and extractor fan.

### Externally

#### To the front

Two secure allocated parking spaces within the gated parking area.

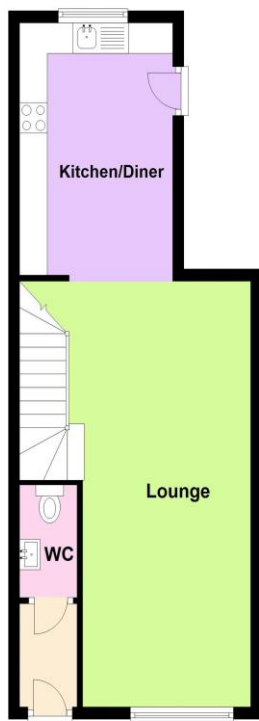
#### To the rear

The enclosed rear garden offers an area laid to lawn and a path leading to the rear.



**Ground Floor**

Approx. 40.8 sq. metres (439.3 sq. feet)



**First Floor**

Approx. 33.4 sq. metres (359.1 sq. feet)



Total area: approx. 74.2 sq. metres (798.5 sq. feet)