

TOWN&COUNTRY
ESTATES



12 Amouracre, Trowbridge, Wiltshire, BA14 7BU

£1,350 PCM

LOCATION

The property is situated on the sought after Green lane area, on the West Ashton side of Trowbridge, within walking distance to the town centre, schools, shops and a short distance away from country walks. Trowbridge itself offers busy town centre shopping centres, cinema complex with restaurants and a train station with direct links to Bath, Bristol and beyond.

DESCRIPTION

* 6 MONTH LET * Located in a quiet cul-de-sac, on the ever popular Green Lane development, this lovely family home has been redecorated and re-carpeted through-out. The property comprises an entrance porch, entrance hall, lounge, kitchen, dining room, cloakroom toilet, three good size bedrooms and a fully tiled shower room. Further befits include gas central heating, UPVC double glazing, garage, plentiful off road parking and a private rear garden.

ENTRANCE PORCH

You enter the property through an obscure UPVC double glazed entrance door into the porch. A door leads to the entrance hall and there are two UPVC double glazed windows, one facing the front and one to the side . .

ENTRANCE HALL

The entrance hall has doors into the lounge and kitchen. Stairs lead to the first floor, there is an under stairs storage cupboard, radiator and smoke detector.

LOUNGE

13'9" x 11'9"

The spacious lounge has a large UPVC double glazed window with fitted vertical blinds facing the front of the property, inset gas fire with a brick built fire place/entertainment unit, radiator and double doors that lead into the dining room.

DINNING ROOM

10'11" x 8'10"

There is a radiator, doors to the kitchen and large UPVC double glazed sliding doors that access the garden.

KITCHEN

10'2" x 9'3"

The kitchen has a UPVC double glazed window to the rear, a range of matching wall, base and draw units, rolled top work surfaces, inset stainless steel sink with chrome mixer tap, plumbing for a washing machine, space for a fridge/freezer, space for an electric cooker, radiator, door to the pantry and a UPVC double glazed door to the rear hall.

REAR HALL

UPVC double glazed door to the garden and doors leading to the cloakroom and garage.

CLOAKROOM TOILET

The welcome ground floor cloakroom has a low level W/C and an obscure UPVC double glazed window



FIRST FLOOR LANDING

There is a UPVC double glazed window fitted with vertical blinds to the side, smoke detector and doors leading to all bedrooms, the shower room and airing cupboard.

MASTER BEDROOM

13'9" x 10'10"

In the master bedroom there is a large UPVC double glazed window with fitted vertical blinds to the front, built in double wardrobe and a radiator. There is also access to the loft space from this room.

BEDROOM TWO

13'8" x 8'8"

There is a UPVC double glazed window with fitted vertical blinds to the rear of the property, built in double wardrobe and a radiator.

BEDROOM THREE

9'3" x 8'3"

Bedroom three has a UPVC double glazed window with fitted vertical blinds to the front and a radiator.

SHOWER ROOM

The fully tiled shower room has a UPVC double glazed obscure window with fitted blind to the rear, a corner shower cubicle with a Triton electric shower above, closed couple dual flush W/C, pedestal basin with chrome mixer tap and a radiator.

EXTERIOR

FRONT

The front of the property has a large block brick drive providing off road parking for 2/3 cars, lawn with mature tree, gates to either side leading to the rear garden and access to the garage.

REAR GARDEN

The quiet, private and non-overlooked rear garden has a blocked paved patio entertaining area, lawn with mature planted borders, greenhouse, shed that has external power socket and outside tap. The garden is fully enclosed by wooden fencing and has access from both sides of the property to the front.

ADDITIONAL INFORMATION

Council Tax Band - D









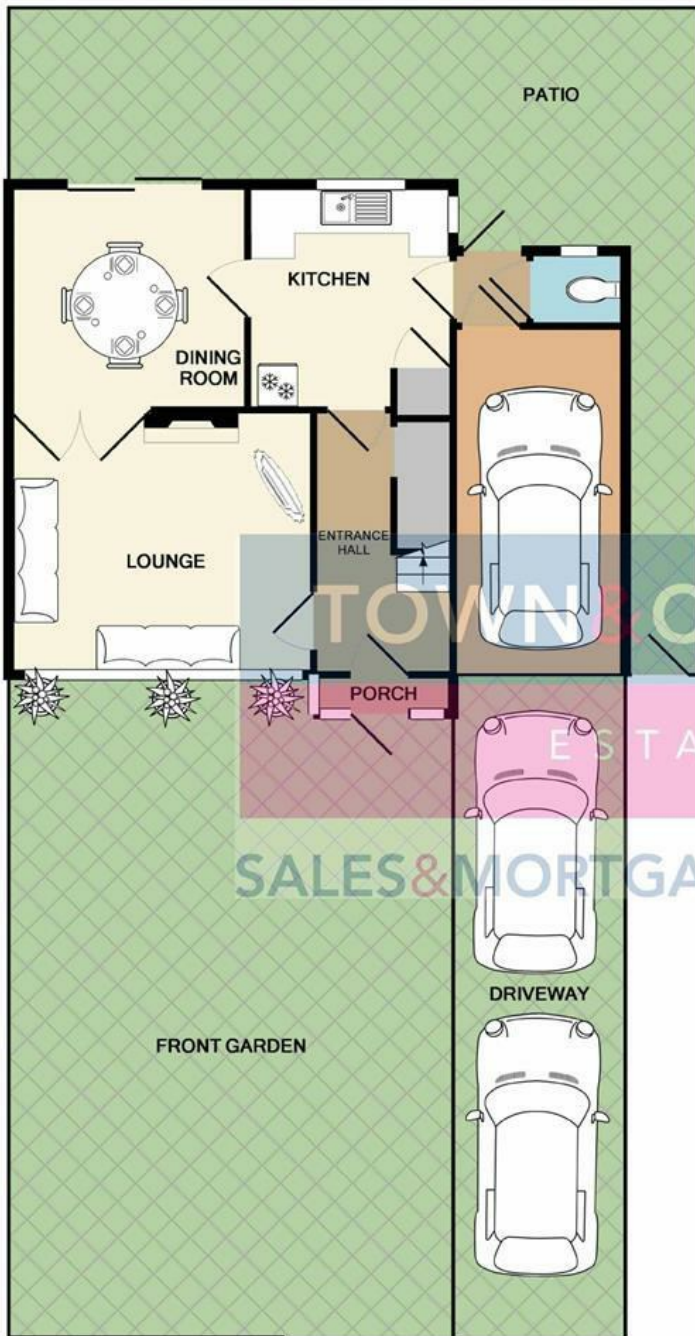
1ST FLOOR
APPROX. FLOOR
AREA 446 SQ.FT.
(41.4 SQ.M.)



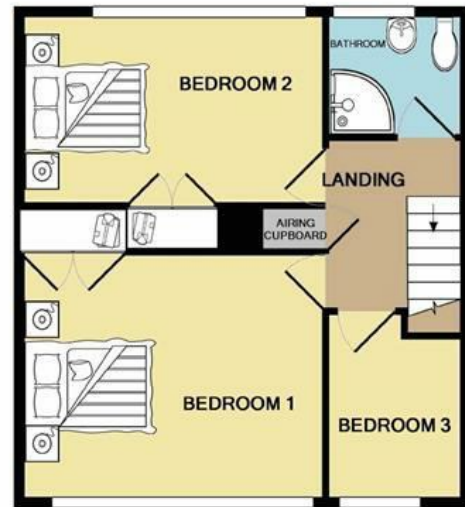
GROUND FLOOR
APPROX. FLOOR
AREA 609 SQ.FT.
(56.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1055 SQ.FT. (98.0 SQ.M.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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