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244 Trowbridge Road, Bradford
-on-Avon, Wiltshire BA15 1EY
£1,250 pcm

Description

PLEASE NOTE, WE DO NOT TAKE TELEPHONE ENQUIRIES. PLEASE EMAIL: ENQUIRIES@PAXTONSRESIDENTIAL.CO.UK.

YOU NEED TO HAVE AN HOUSEHOLD INCOME OF £37,500.00 PA TO BE ABLE TO PASS REFERENCING FOR THIS PROPERTY.

PLEASE PROVIDE THE FOLLOWING WITH YOUR ENQUIRY.

1. Who will be living at the property and how you know one another (family, friends, colleagues etc)?
2. Annual income of occupants?
3. Are all persons over the age of 18 years in full time employment?
4. Any pets? Please specify.
5. Any applicants who smoke?
6. Are you aware of any adverse credit history?

This is a lovely cottage with surprisingly spacious accommodation and a good size rear garden. The property has just been updated and improved to provide a lovely home. The property is a short walk to the Kennet and Avon canal.

Deposit: £1,442

Holding Deposit: £288

Parking options: On Street

Garden details: Enclosed Garden, Private Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Lounge

15'11 x 12'2

Kitchen/Breakfast Room

15'10 x 12'2

Bedroom 1

12'2 x 8'2

Bedroom 2

12'2 x 6'8


Shower Room

Garden

There is an excellent sized and well enclosed rear garden.

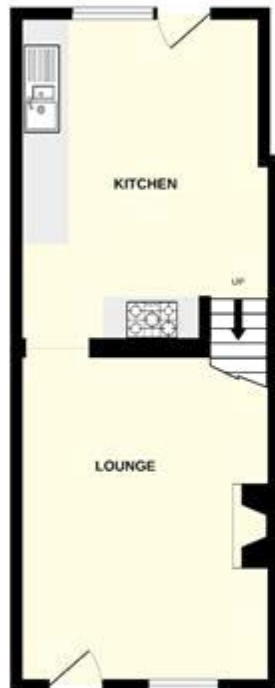


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

GROUND FLOOR
3276 sq.ft. (304.9 sq.m.) approx.



FIRST FLOOR
3113 sq.ft. (288.1 sq.m.) approx.



TOTAL FLOOR AREA: 6389 sq.ft. (593.0 sq.m.) approx.

Where rooms sharing has been made to ensure the accuracy of the floor area covered by the measurement of floor, kitchen, lounge and any other rooms are approximate and its responsibility is upon the user only, please do not rely on this. This plan is for illustrative purposes only and should be used as a guide to the property's potential. The layout, fixtures and appliances shown here are for illustrative purposes only and should not be used as a guide to the property's potential. Please refer to the property's details for more information.

Note: We cannot guarantee the accuracy of this property brochure or the information contained therein and would therefore ask you to satisfy yourself regarding any information.

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