

TO LET



Magnolia Rise, Trowbridge

2 Bedrooms, 1 Bathroom, Mid Terraced House

£925 pcm


MARTIN&CO



**Magnolia Rise,
Trowbridge**
Mid Terraced House,
2 bedroom, 1 bathroom

£925 pcm

Date available: Available
Now

Deposit: £1,065

Holding deposit: £210

Unfurnished

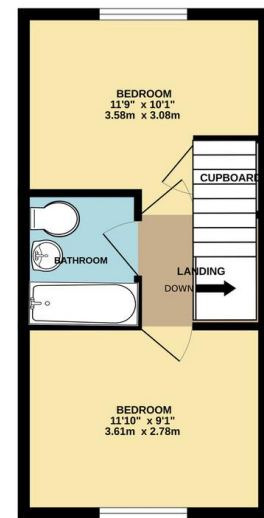
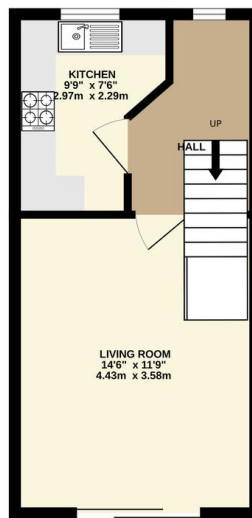
Council Tax band: B

- Two bedroom terrace property
- Gas central heating and double glazing
- Entrance hall
- Living room & kitchen
- Two double bedrooms
- Front and enclosed rear garden
- Allocated parking

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
286 sq.ft. (26.6 sq.m.) approx.

1ST FLOOR
286 sq.ft. (26.6 sq.m.) approx.



TOTAL FLOOR AREA: 572 sq.ft. (53.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the Brochure contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission in measurement. The plan is for illustrative purposes only and should be used as a guide only for prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
Made with Metrepx C024

Martin & Co is excited to present a charming two-bedroom terraced home featuring gas central heating, a private enclosed rear garden, and designated parking.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.