

**TOWN & COUNTRY**  
ESTATES



**Manor Fields, Bratton, Westbury, Wiltshire BA13 4ST**

**£230,000**

## LOCATION

Bratton is a sought after, quaint Village, neighbouring the Town of Westbury. Bratton has a long history and you can still see the earthworks of the Iron age hill fort. There is a thriving community of social groups, community halls, Church, Chapel, popular Village pub, Doctors Surgery, convenience store, a well regarded Primary School and outstanding preschool.

## DESCRIPTION

**NO ONWARD CHAIN** - A two double bedroom terraced house, situated at the head of a quiet cul-de-sac, in the sought after Village of Bratton. The accommodation comprises a porch, entrance hall, lounge, dining room, kitchen, two bedrooms and modern shower room. Further benefits include gas central heating, an enclosed rear garden, garage and approved lawful development for a ground floor rear extension (application reference PL/2024/03324).

## PORCH

There is an obscure glazed door, obscure windows to the front and side, a door to a useful storage cupboard, outside tap and door to the entrance hall.

## ENTRANCE HALL

You enter the property through an obscure glazed door, in the entrance hall there is a radiator, stairs to the first floor and doors to the lounge, dining room and understairs cupboard.

## LOUNGE

11'9" x 9'10"

With a Upvc double glazed window to the front, feature fireplace with wooden mantle, tiled in lay, tiled hearth and inset electric fire, TV point and an opening to the dining room.

## DINING ROOM

16'4" x 8'10"

There are two windows to the rear, a built in storage unit, radiator, door to the hall and an obscure glazed door to the kitchen.

## KITCHEN

13'9" x 6'6"

The kitchen has a Upvc double glazed window to the rear, matching base and wall units with inset sink unit, plumbing for a washing machine, space for a cooker with extractor over, radiator, wood effect flooring and a sliding door to the rear garden.

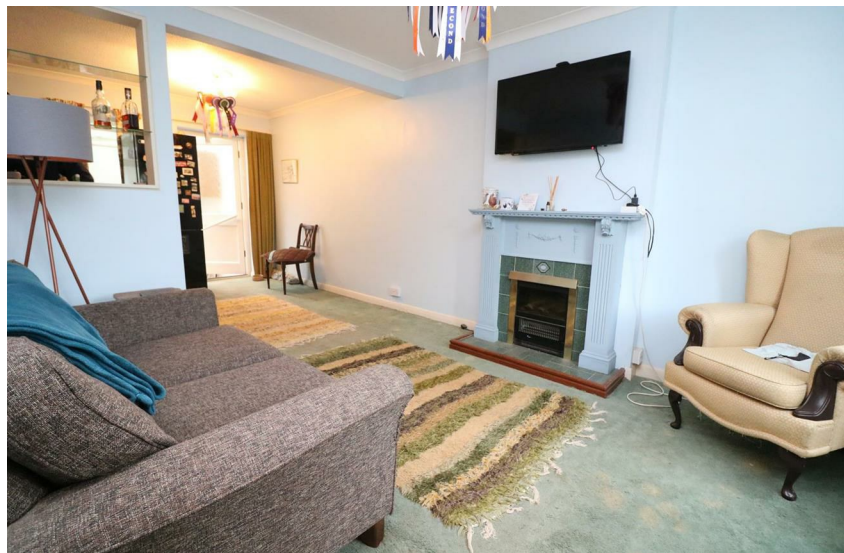
## FIRST FLOOR LANDING

There is access to the loft space with ladder and doors to both bedrooms, the bathroom and an airing cupboard with a wall mounted gas boiler.

## BEDROOM ONE

13'1" x 9'6"

This good size bedroom has a Upvc double glazed window to the front, a built-in wardrobe, recently refitted carpet and a radiator.



## BEDROOM TWO

11'5" x 7'2" (to wardrobe)

Bedroom two has a Upvc double glazed window to the rear, built in double wardrobe, recently refitted carpet and a radiator.

## SHOWER ROOM

There is a Upvc double glazed obscure window to the rear, the modern suite was refitted in June 2024 and offers a large walk in shower enclosure with a wall mounted mains shower and had attachment, vanity unit with storage, inset dual flush WC and inset basin with chrome mixer tap, decorative storage niche, heated towel rail, wood effect flooring, inset ceiling spotlights and extractor fan.



## EXTERIOR

### FRONT

There is a fence to the front with gate to a path to the front door, lawn, planted border, mature tree and outside light.

### REAR GARDEN

The private, enclosed rear garden has a paved patio, gravelled area, a large wooden workshop and water butt.

### GARAGE

Located in a block to the side of the property, the garage has a pitched roof and up and over door to the front. (green garage door).



### PARKING

Although not allocated, there is plentiful residents parking to the front of the property.

## ADDITIONAL INFORMATION

Council Tax Band - B

EPC Rating - C



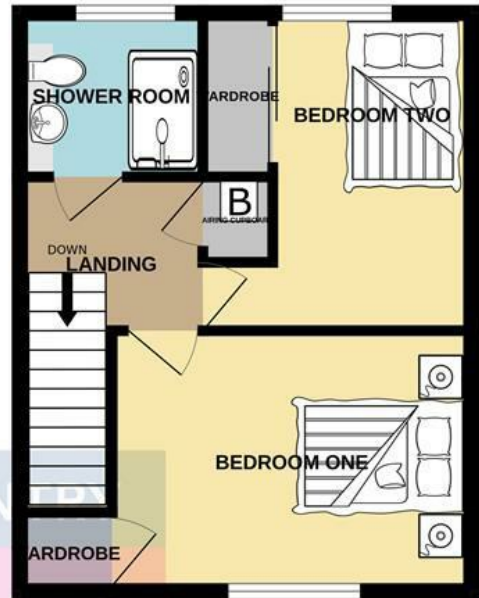




GROUND FLOOR  
448 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR  
342 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA : 790 sq.ft. (73.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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