

TOWN & COUNTRY
ESTATES



The Avenue, Westbury, Wiltshire BA13 4BX

£225,000

LOCATION

* NO ONWARD CHAIN* This two bedroom, with added attic room semi detached family home is located on a quiet road in the sought after Dilton Marsh, a Wiltshire Village situated just 2.5 miles from the town of Westbury and approximately 16 miles from the beautiful Georgian City of Bath. Dilton Marsh offers an interesting mixture of period and modern homes. The village itself offers a primary school, village hall, church, village store and a Public House. Approximately 5 miles distant is the charming market town of Frome which provides many individual retail outlets and is close to the much renowned Babington House. Meanwhile Trowbridge, the County Town of Wiltshire with its excellent range of shopping and other amenities is within 7.5 miles. In the nearby town of Westbury there is also a mainline railway station giving direct access to the cities of Bath, Bristol and London Paddington.

DESCRIPTION

This spacious Semi-detached two bedroom, with additional attic room property, provides ample living space. With the ground floor compromising of a spacious living room, modern kitchen, WC and a very generous conservatory.

On the first floor there is the family bathroom, and both bedrooms, through the main bedroom there is access to the versatile attic room, ideal for a home office, playroom, or an guest room, catering to all your lifestyle needs.

To the rear of the property is a substantial enclosed garden that offers huge potential for development. To the front of the property is a concrete driveway with parking for three cars.

ENTRANCE HALL

You enter the property through a double glazed UPVC front door into the hallway, there is access to the living room and the stairs to the first floor.

LIVING ROOM

The light and spacious living room has a UPVC double glazed window to the front allowing in lots of natural light, there is a radiator, a gas fire and wood effect laminate flooring. to the rear of the room is a wood and glass door which provides access to the kitchen.

KITCHEN

The kitchen offers ample storage and food preparation options with matching wall and base units with a roll top work surface, there is an integral BEKO oven, integral dishwasher and space for a washing machine and fridge and freezer. There is a sink with chrome mixer tap and tiled flooring throughout. To the side of the kitchen is access to the WC under stairs storage and side access to the property. to the rear of the room double doors lead into the conservatory.



CLOAKROOM

The cloakroom consists of a low level WC with pedestal wash basin a radiator and UPVC double Glazed window to the side.

CONSERVATORY

The expansive conservatory provides substantial extra first floor living space. The conservatory is fully UPVC double glazed and has a radiator which makes the space usable year round.

LANDING

The carpeted first floor landing provides access to two bedrooms and the family bathroom.

BEDROOM ONE

The main bedroom is carpeted has a UPVC double glazed window to the front a radiator and access to the converted attic room.

ATTIC ROOM

The converted attic room provides useful extra space, ideally suited for an office, studio, hobby room or guest room. There is a radiator and UPVC Velux window. There is substantial storage within the eaves.

BEDROOM TWO

The second bedroom is carpeted with a UPVC double glazed window to the rear a radiator and built in storage.

FAMILY BATHROOM

The tiled family bathroom provides ample space, there is a UPVC obscured double glass window to the rear, a radiator pedestal wash basin and closed coupled WC . The room provides a bath and separate shower enclosure (not working).

EXTERIOR

FRONT

To the front of the property is a concrete driveway with space for two cars, there is a gate to the right of the property allowing access to the rear garden.

REAR

As you exit the property to the rear you have large graveled area providing a large social space, the remaining garden is laid to lawn with a shed and bushes to the rear making the area extremely private.

ADDITIONAL INFORMATION

COUNCIL TAX BAND -B

EPC - TBC







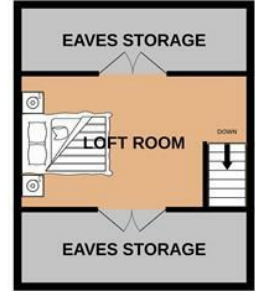
GROUND FLOOR
510 sq.ft. (47.4 sq.m.) approx.



1ST FLOOR
349 sq.ft. (32.4 sq.m.) approx.



2ND FLOOR
349 sq.ft. (32.4 sq.m.) approx.



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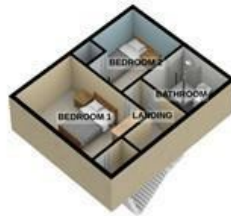
TOTAL FLOOR AREA : 1208 sq.ft. (112.2 sq.m.) approx.

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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