

TOWN & COUNTRY
ESTATES



West End, Westbury, Wiltshire BA13 3JG

Offers Over £240,000

LOCATION

Westbury is a small medieval town that lies not far from its famous White Horse hill-carving. The town offers a range of shopping and leisure facilities including a library, sports centre, schools, churches, doctor and dentist surgeries and a post office. The main railway line has fantastic direct links to Bath, Bristol and London. Travelling by car to Salisbury, Bristol and Swindon takes approximately one hour.

DESCRIPTION

NO ONWARD CHAIN - A lovely, newly renovated three bedroom semi-detached Victorian home, offering fantastic space throughout. The ground floor accommodation comprises an entrance hall, large lounge/dining room, refitted kitchen and utility room, with a W/C. Upstairs, there are three bedrooms and the re-fitted family bathroom. Further benefits include gas central heating with a brand new gas boiler, new electrical consumer unit and a spacious, landscaped rear garden.

PORCH

You enter the porch through a glazed door, there is a built in doormat and door into the entrance hall.

ENTRANCE HALL

The entrance hall has gorgeous original Victorian style flooring, a radiator, stairs to the first floor and a door to the lounge/dining room.

LOUNGE/DINING ROOM

Originally two rooms, the spacious lounge/dining room has a large bay double glazed window to the front aspect and double glazed window to the rear, newly fitted wood effect flooring, radiators and doors to the kitchen and under stairs cupboard.

KITCHEN

The kitchen has a double glazed window to side aspect, a range of newly fitted matching base and wall units with rolled top worktop, inset sink with chrome mixer tap, space for fridge freezer and freestanding cooker, newly fitted boiler, wood effect flooring, radiator and opening to utility room.

LEAN TO/UTILITY SPACE

There are UPVC double glazed windows to the rear and side and door to garden, base units with roll top work surfaces, space for both washing machine and tumble dryer and a door to the downstairs W/C.

WC

The fully tiled WC has a close coupled dual flush WC and a radiator.

FIRST FLOOR LANDING

There is access to the loft, a radiator and doors to all three bedrooms, family bathroom and airing cupboard.

BEDROOM ONE

The spacious master bedroom has two double glazed windows to the front and a radiator.



BEDROOM TWO

There is a double glazed window to the rear, a radiator and a TV point.

BEDROOM THREE

There is a double glazed window to the rear, a TV point and a tall built in storage cupboard

BATHROOM

There is a double glazed obscure window to the side aspect, paneled corner bath with mains shower overhead, pedestal wash basin and closed couple w/c and chrome towel rail.

EXTERIOR

FRONT

The property is set back from the road with pathway leading up to the front door and under the bay window leading to the side access to rear garden. The low maintenance front garden has a dwarf wall and small iron fencing across the top.

REAR GARDEN

The newly landscaped garden has side access with paved seating area. The garden itself offers plenty of space with a long lawn area, with a wooden shed at one end and a flower bed space to the other. There are a couple of small planted trees and an outside tap.

ADDITIONAL INFORMATION

Council Tax Band - B

Please Note - There is no allocated parking but there is ample on street to the rear of the property.



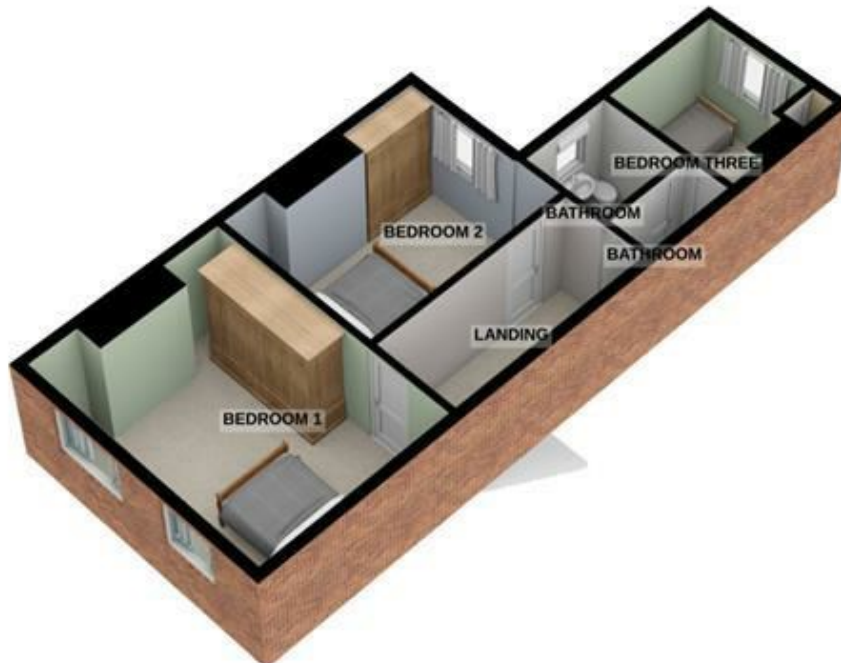




GROUND FLOOR
525 sq.ft. (48.7 sq.m.) approx.



1ST FLOOR
446 sq.ft. (41.5 sq.m.) approx.



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.
Made with Metropix © 2023

GROUND FLOOR



1ST FLOOR



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.
Made with Metropix ©2023

