

TOWN & COUNTRY
ESTATES



Lilac Grove, Westbury, Wiltshire BA13 3NL

£220,000

LOCATION

Westbury is a small medieval town that lies not far from its famous White Horse hill-carving at the western extremity of Salisbury Plain. The town offers a range of shopping and leisure facilities including a library, sports centre, Schools, Churches, doctors, dentist surgeries, Post Office and the oldest swimming pool in the Country. The main railway line has fantastic links to Bath, Bristol and London. Travelling by car to Salisbury, Bristol and Swindon takes approximately one hour, making the area very desirable for commuters.

DESCRIPTION

NO ONWARD CHAIN - An affordable and much loved, three-bedroom terraced home, found within a popular established residential area of Westbury, close to Schools and local amenities but also within easy reach of the town centre and main line train station. The ground floor accommodation comprises an entrance hall, lounge, kitchen and garden room. On the first floor, there are three good size bedrooms and the bathroom. The property is found within a quiet spot away from passing traffic behind a well kept green, with further benefits including gas central heating (a new boiler was fitted late 2023), Upvc double glazing and a low maintenance, enclosed rear garden.

ENTRANCE HALL

You enter the property through a Upvc double glazed entrance door. The entrance hall has a radiator, stairs to the first floor and a door to the lounge.

LOUNGE

16'8" x 10'5"

The dual aspect lounge has a Upvc double glazed windows to the front overlooking the green and a Upvc double glazed window to the rear garden. There is an electric feature fireplace, TV point, telephone point, radiator, wood effect flooring and a door to the kitchen.

KITCHEN

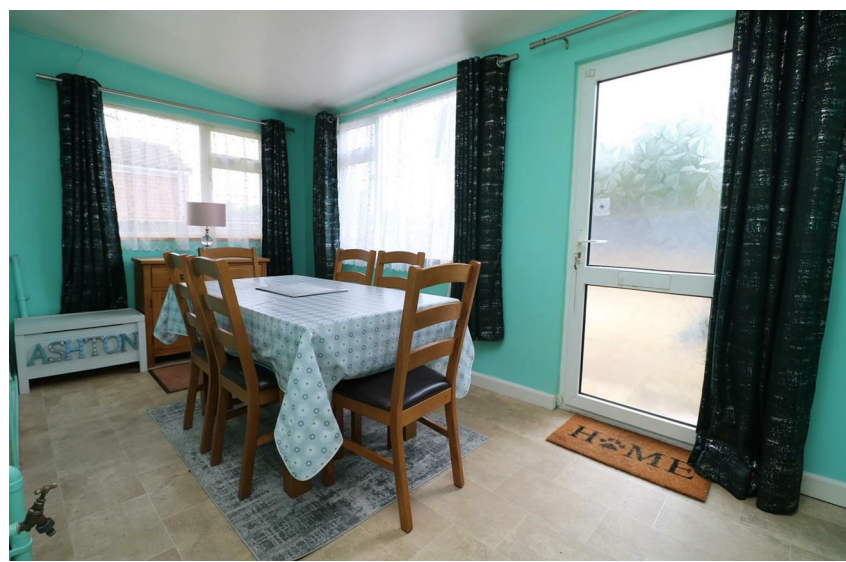
16'8" x 12'5" max

The kitchen is larger than you might usually find in this design of home, as it has been extended into the original dining room. There is a Upvc double glazed window to the rear, a range of matching base and wall unit with tiled splash backs, inset sink, a large freestanding Range style oven (included in the sale) with stainless steel splash back, washing machine (included in the sale), dishwasher (included in the sale), understairs cupboard where the fridge/freezer used to be kept, radiator and glazed doors to the garden room and front porch.

GARDEN ROOM

14'9" x 7'6"

This useful space is currently being used as a dining area and has two Upvc double glazed windows to the rear and a Upvc obscure glazed door opening to the rear garden.



FIRST FLOOR LANDING

The first floor landing is flooded with natural light from the Upvc double glazed window to the rear, there is access to loft and doors to the three bedrooms and bathroom.

BEDROOM ONE

11'9" x 8'6" to wardrobe

The largest of the three bedrooms has a Upvc double glazed window to the front, built in wardrobes with mirrored sliding doors, radiator and an airing cupboard, housing the Vaillant gas boiler (newly fitted in late 2023).

BEDROOM TWO

9'6" x 7'2"

Bedroom two has a Upvc double glazed window to the front, built in wardrobes and a radiator.

BEDROOM THREE

9'6" x 6'6"

There is a Upvc double glazed window to the rear and a radiator.

BATHROOM

The bathroom has an obscure Upvc double glazed window to the rear, a paneled bath with electric shower over, wash hand basin with chrome taps, dual flush WC, tiled splash backs and a radiator,

EXTERIOR

FRONT

A pedestrian path leads from the parking area, around the green, to the properties which surround it. The low maintenance front garden has a gravelled area, paved area, outside light, a path to the front door with storm porch over and a path to the shared open porch, with a door to the kitchen.

REAR GARDEN

The enclosed, low maintenance rear garden is laid to paved patio, with the rear of the garden separated by a wooden fence, creating a safe space for children or dogs.

ADDITIONAL INFORMATION

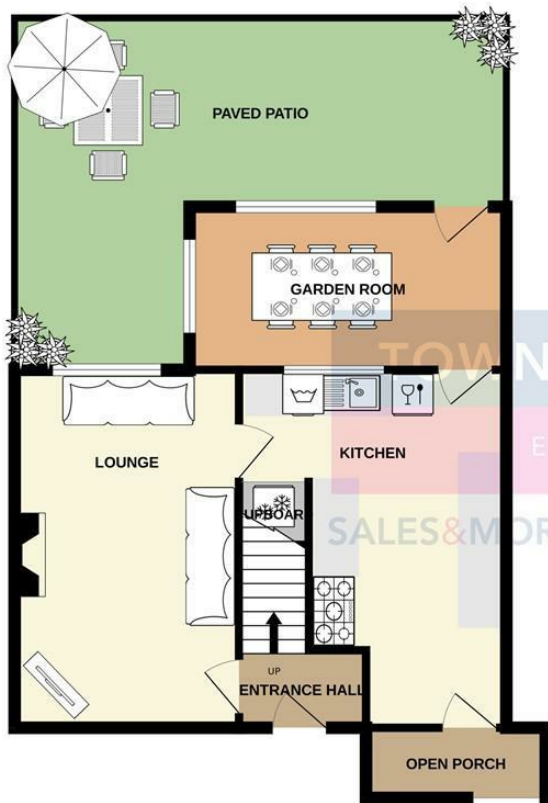
Council Tax Band - B
EPC to follow.







GROUND FLOOR
521 sq.ft. (48.4 sq.m.) approx.



1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 903 sq.ft. (83.9 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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