

**TOWN & COUNTRY**  
ESTATES



**Warminster Road, Westbury, BA13 3PB**

**Offers Over £125,000**

## LOCATION

Ideally situated on the corner of Warminster Road and Edward Street, the property sits above a hair salon next to a well cared for green area. This first-floor two double bedroom apartment offers superb convenience. Just a short walk to the town centre and supermarket, it's perfect for easy access to shops, cafés, and local amenities. 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\*** Accessed via its own private entrance, this first-floor flat offers excellent potential for first-time buyers or landlords looking for an investment. Inside, you'll find a hallway leading to a generously sized lounge/dining area with a bay window. The separate kitchen includes good cupboard space and gas cooking facilities. There are two double bedrooms and a family bathroom completing the layout. While the property would benefit from some updating it offers fantastic potential.

## HALLWAY

At the top of the stairs is the hallway, there are doors to the living/dining room, both bedrooms the bathroom and the kitchen.

## LIVING ROOM

The spacious living room benefits from a large uPVC double glazed bay window to the front, there is laminate flooring throughout, through an open recess you have a perfect area for a dining table with a uPVC double glazed window.

## KITCHEN

The kitchen offers a range of matching wall and base units, with integral oven with gas hob and extractor over. there is a stainless sink overlooking the green through a uPVC double glazed window.

## BATHROOM

The bathroom has a paneled bath with glass shower screen and mains shower over, a pedestal wash basin and a close coupled wc. there is also access to the airing cupboard.

## BEDROOM ONE

The primary bedroom has a uPVC double glazed window to the side laminate flooring and a radiator.

## BEDROOM TWO

The second bedroom has a uPVC double glazed window to the side laminate flooring and a radiator.



## EXTERNAL

Externally the property sits next to a communal well kept green area which has a bench and a range of established flowers, shrubs and trees.

## ADDITIONAL INFORMATION

EPC- D

COUNCIL TAX BAND - A

The property is above a shop meaning that buyers will need to check to see if this fits with their mortgage lenders criteria.

## LEASE INFORMATION

Tenure: Leasehold, 976 years remaining

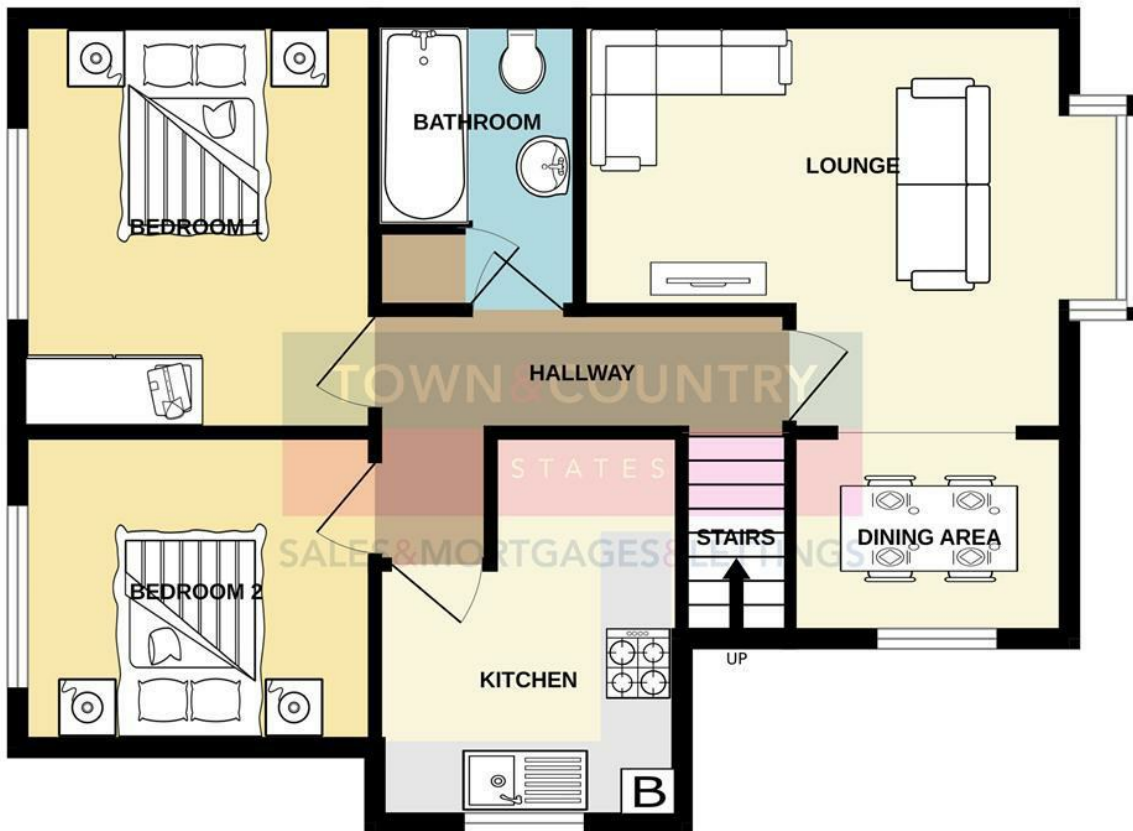
there are no service charges or ground rent with this property.







GROUND FLOOR  
580 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA : 580 sq.ft. (53.9 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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