

TOWN & COUNTRY
ESTATES



Bremeridge Road, Westbury, Wiltshire BA13 3UJ

Offers Over £230,000

LOCATION

The town of Westbury has main road links to the towns of Warminster and Frome and the city of Salisbury to the south and to the county town of Trowbridge to the north. Through Trowbridge are main road links to the M4 junction 17, offering access to the cities of Bath and Bristol and to the thriving commercial centre of Swindon. The railway station at Westbury is a major transport hub, offering direct links to Bath (25 minutes), Bristol (45 minutes), the South West and London Paddington (1 hour and 28 minutes).

DESCRIPTION

NO ONWARD CHAIN - Located at the head of a popular cul-de-sac, this three bedroom semi-detached property would benefit from some cosmetic improvement but offers the new owner the opportunity to put their stamp on their new home. The spacious accommodation comprises an entrance hall, living room, kitchen/dining room, two double bedrooms a good size single bedroom and bathroom. Further benefits include a private tiered garden, garage and off road parking for two to three cars.

ENTRANCE HALL

You enter the property through a Upvc obscure glazed entrance door, there is a radiator, stairs to the first floor and door to the living room.

LIVING ROOM

14'9" x 11'5"

The living room has a Upvc double glazed window to the front, radiator, TV point, telephone point and door to the kitchen/dining room.

KITCHEN/DINING ROOM

14'9" x 10'2"

KITCHEN

There is a Upvc double glazed window to the rear, a range of matching base and wall units with rolled top worksurfaces, inset sink unit, tiled splashbacks, space for a cooker with extractor and light over, plumbing for a washing machine and space for a fridge/freezer.

DINING AREA

With space for a dining table, the dining room has a radiator with decorative cover, double doors to an under stairs cupboard and Upvc double glazed French doors to the rear garden.

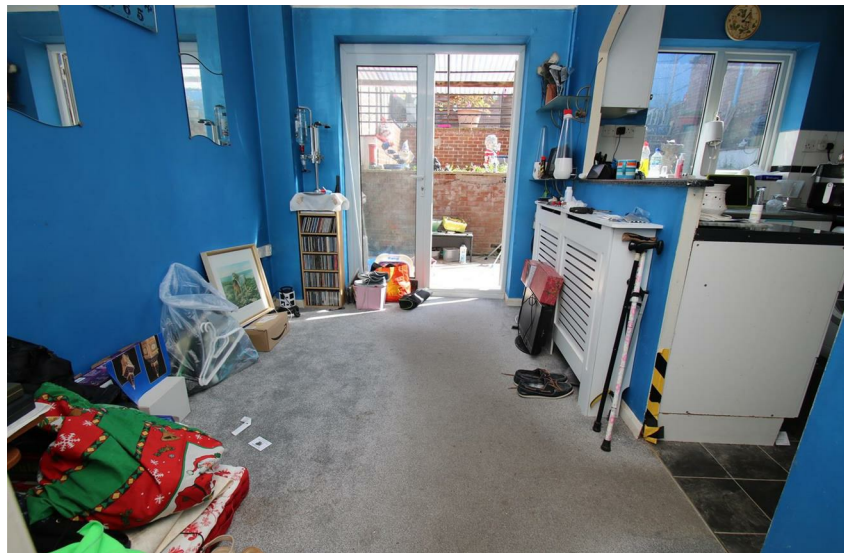
FIRST FLOOR LANDING

There is access to the loft and doors to the three bedrooms, bathroom and airing cupboard, housing a wall mounted Worcester gas boiler.

BEDROOM ONE

11'9" to wardrobe x 8'2"

Bedroom one has a Upvc double glazed window to the front with far reaching views, built in wardrobe, TV point and a radiator.



BEDROOM TWO

11'5" x 8'2"

The second double bedroom has a Upvc double glazed window to the rear, TV point and radiator.

BEDROOM THREE

9'2" x 6'6"

This good size single bedroom has a Upvc double glazed window to the front with far reaching views, wood effect flooring, TV point and a radiator.

BATHROOM

The bathroom has a Upvc double glazed obscure window to the rear, panelled bath with chrome mixer tap, mains shower and glazed screen, pedestal basin, low level WC, radiator, part tiled walls and tiled flooring.

EXTERIOR

FRONT

To the front of the property is a drive and gravelled area, providing off road parking for two to three cars. There is a path to the front door with outside light and storm porch over.

REAR GARDEN

The private and enclosed rear garden is set over three tiers. The lower level has an outside tap, covered pergola and is laid to paved patio, with a rear door to the garage. Steps lead up to a wooden shed and the middle tier, laid to lawn which also has steps leading to the top tier. This is laid to patio with a summerhouse, providing the ideal space for entertaining.

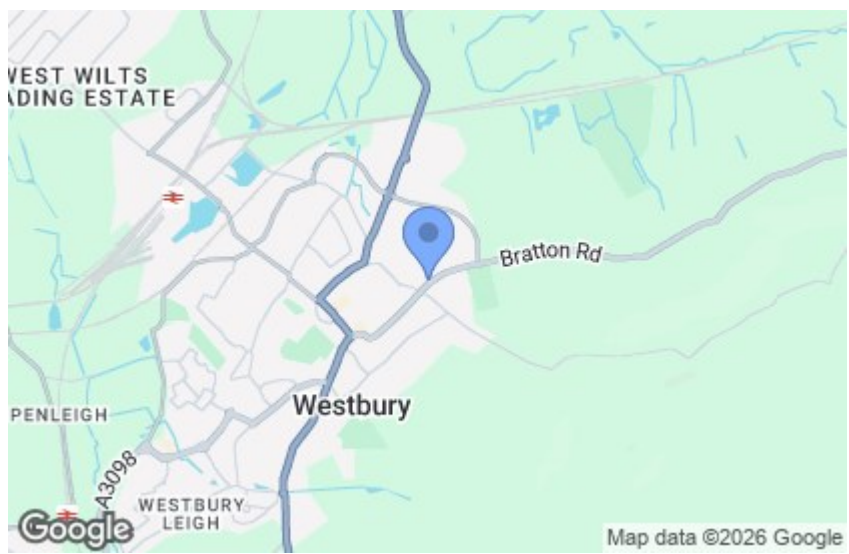
GARAGE

16'8" x 8'6"

To garage to the side of the house has an up and over door, power, light and rear door to the garden.

ADDITIONAL INFORMATION

Council Tax Band - C



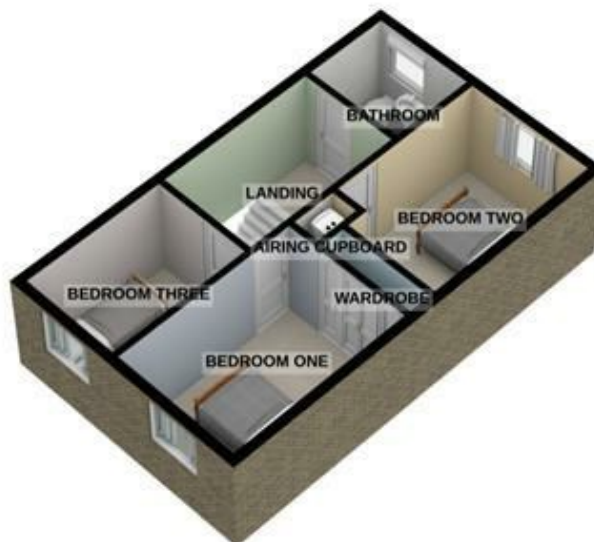




GROUND FLOOR
547 sq.ft. (50.8 sq.m.) approx.



1ST FLOOR
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 919 sq.ft. (85.3 sq.m.) approx.

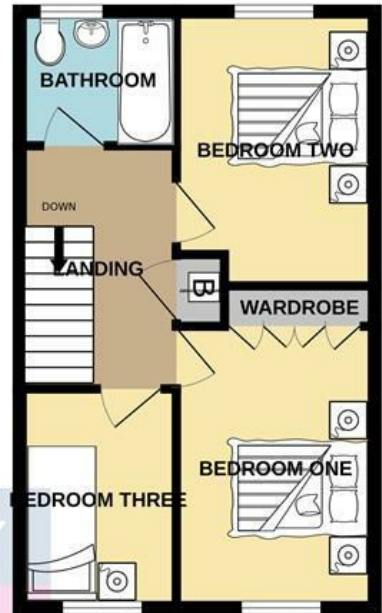
For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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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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