

**TOWN & COUNTRY**  
ESTATES



**19 Gloucester Walk, Westbury, Wiltshire, BA13 3XF**

**Guide Price £290,000**

## LOCATION

This three bedroom semi- detached home is situated on a quiet road, close to a pleasant green area, with amenities such as Schools, shops, supermarkets and the train station, all within easy reach.

Westbury itself, 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

Nestled within a sought-after residential area in Westbury is this impeccably maintained 3/4 bedroom semi-detached home. This inviting home boasts a spacious kitchen diner, a comfortable living room, a convenient downstairs shower room, and a versatile garden room/fourth bedroom on the ground floor. Upstairs, three well-appointed bedrooms and a family bathroom. Noteworthy features include ample driveway parking for 3/4 cars, UPVC double glazing and efficient gas central heating.

## ENTRANCE HALL

You enter via a UPVC entrance door, there are doors leading to living room, kitchen/diner and downstairs shower room, Hive heating controls, stairs leading to first floor and radiator.

## KITCHEN/DINER

The modern kitchen/diner has two large UPVC double glazed window to front flooding the room with natural light, matching base and wall units, oak worktops, inset sink with chrome mixer tap, tiled splash backs, built in Beko oven, gas hob with extractor over, integral Bush dishwasher, space for washing machine, tumble dryer and fridge freezer, tiled flooring and radiator.

## DOWNSTAIRS SHOWER ROOM

This convenient additional shower room has a Mira electric shower with glazed shower enclosure, Aqua panel splash backs, pedestal wash basin with chrome mixer tap, closed couple W/C with dual flush, tiled flooring, extractor fan and door to under stair storage cupboard.

## LIVING ROOM

The spacious living room has UPVC French doors leading to the rear garden, radiator, tv point and additional door leading to garden room.

## GARDEN ROOM/ BEDROOM 4

With a UPVC double glazed window to side and patio doors leading to the rear garden, the garden room is a lovely additional space. Currently being used as a fourth bedroom there is electric panel heaters and tv point.



## FIRST FLOOR LANDING

There are doors leading to all bedrooms and family bathroom and access to loft space.

## BEDROOM ONE

The spacious master bedroom has a UPVC double glazed window to rear and radiator.

## BEDROOM TWO

The second double bedroom has a UPVC double glazed window to front aspect, door to built in storage cupboard and radiator.

## BEDROOM THREE

The third bedroom has a UPVC double glazed window to rear and radiator

## FAMILY BATHROOM

The newly refitted family bathroom has an obscured double glazed window to front, paneled bath, vanity unit with inset sink and storage under, W/C with dual flush, Aquaboard splash backs, tiled flooring and chrome towel rail.

## EXTERIOR

### FRONT

To the front of the property there is parking for 3/4 vehicles, storage shed and path way to side leading to front door.

### REAR GARDEN

The low maintenance, private rear garden has a large AstroTurf lawn area, with two paved seating areas, gated side access and additional gate to rear leading to green space.

## ADDITIONAL INFORMATION

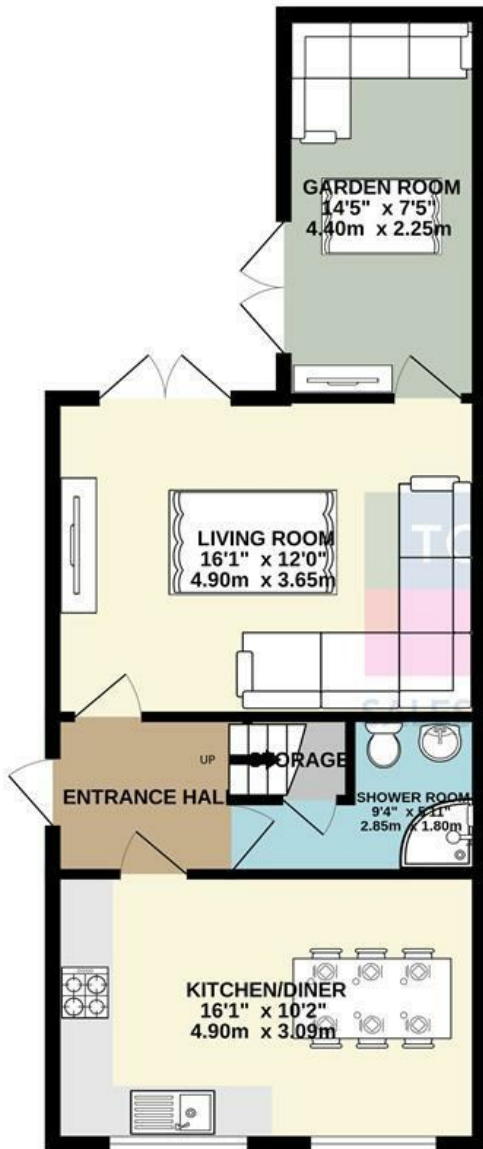
Council Tax Band - C







GROUND FLOOR  
557 sq.ft. (51.7 sq.m.) approx.



1ST FLOOR  
401 sq.ft. (37.3 sq.m.) approx.



TOWN & COUNTRY  
ESTATES  
SALES, MORTGAGES & LETTINGS

TOTAL FLOOR AREA : 958 sq.ft. (89.0 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.  
Made with Metropix ©2024

GROUND FLOOR  
557 sq.ft. (51.7 sq.m.) approx.



1ST FLOOR  
401 sq.ft. (37.3 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.  
Made with Metropix © 2024

