

TOWN & COUNTRY
ESTATES



Gloucester Walk, Westbury, Wiltshire BA13 3XF

Guide Price £190,000

LOCATION

This well presented two bedroom property is situated on a quiet road, opposite a pleasant well kept 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

Certain to appeal to first time buyers, those looking to downsize or investment purchasers, this well presented two bedroom mid-terrace home enjoys a pleasant location with a green to the front, within a quiet and popular cul-de-sac, just off of The Mead in Westbury.

The accommodation comprises an entrance hall kitchen, lounge/dining room two bedrooms and bathroom. Further benefits include gas central heating, Upvc double glazing, an enclosed rear garden and allocated parking for one car, with additional on street parking available close by.

ENTRANCE HALL

There is tile effect flooring and radiator.

KITCHEN

8'6" x 8'2"

There is a Upvc double glazed window to the front, a range of base and wall units with a stainless steel 1 ½ bowl sink unit inset into the hardtop work surface, an electric double oven with stainless steel extractor hood over, (gas cooker point), plumbing for a washing machine, space for fridge/freezer, a wall mounted boiler and tile effect flooring.

LOUNGE/DINER

17'4" x 11'9"

The lounge/dining room has a TV point, wood effect flooring, two radiators, Upvc double glazed French doors opening to the rear garden.

FIRST FLOOR LANDING

Hatch to loft and doors to all bedrooms and the bathroom.

BEDROOM ONE

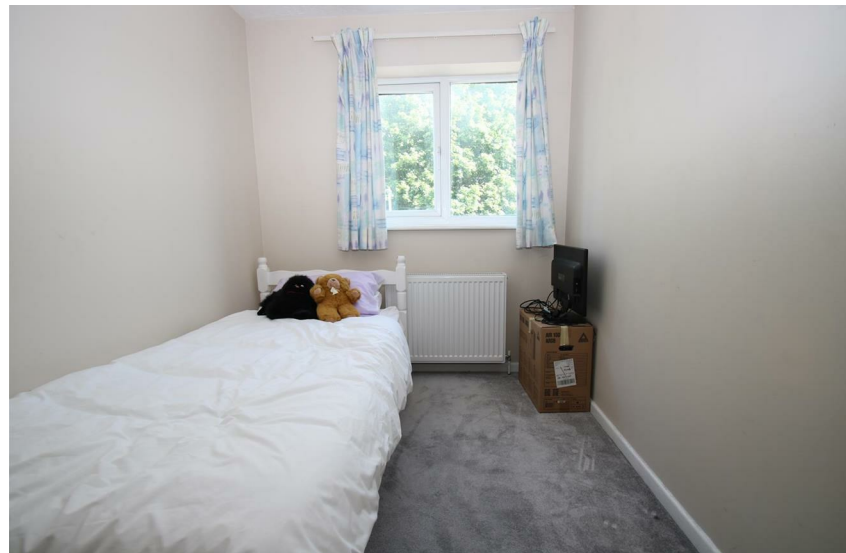
13'9" x 8'6"

There is a Upvc double glazed window to the rear. TV point, built-in double wardrobe and a radiator.

BEDROOM TWO

10'5" x 7'2"

Upvc double glazed window to the front, cupboard and radiator.



BATHROOM

With a Upvc double glazed obscure window to the front, white suite comprising of panelled bath with power shower, pedestal wash hand basin, close coupled WC, towel rail, radiator, part tiled walls and laminate flooring.

EXTERIOR

FRONT

A small paved area and path to front entrance.

REAR GARDEN

A landscaped rear garden comprising of a good sized paved patio seating area, stepping stones to garden shed. The remainder of the garden is laid to lawn and is fully enclosed by panel fencing.

PARKING

There is allocated parking for one car and additional on street parking available locally.

ADDITIONAL INFORMATION

Council Tax Band -

For those looking to buy to let, we would expect this home to achieve £900 per calendar month on the rental market.







GROUND FLOOR
310 sq.ft. (28.8 sq.m.) approx.



1ST FLOOR
310 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA : 619 sq.ft. (57.5 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.
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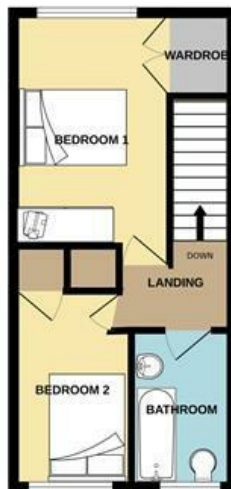


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SALES & MORTGAGES & LETTINGS



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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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