



DAVIES  
& DAVIES



# 12 NIGHTINGALE DRIVE, WESTBURY, BA13 3XY

£190,000 – O.I.E.O

- 2 BEDROOM END OF TERRACE HOME
- VERY WELL PRESENTED
- SITTING ROOM
- FITTED KITCHEN/BREAKFAST ROOM
- AN OUTSTANDING PVCU DOUBLE GLAZED CONSERVATORY
- WELL APPOINTED BATHROOM
- GAS CENTRAL HEATING
- PRIVATE REAR GARDEN
- 19FT GARAGE & DRIVEWAY PARKING

An outstanding example of a 2 bedroom end of terrace home situated in a cul desac of similar style homes set back from the road.

This well-presented and cared for home is a credit to it's owners and resides on the Trowbridge side and within walking distance of local schooling and a convenience store. The accommodation provides a sitting room and a fitted kitchen/breakfast room with a gas hob and oven. French doors lead to a 19ft PVCu double glazed conservatory with a glass roof offering flexible and generous additional reception space. Upstairs provides good size bedrooms and a well-appointed bathroom with shower facilities, natural lighting and large linen cupboard.

The property also benefits from PVCu double glazing, gas central heating, and to the outside, a level and secure rear garden offering a good level of privacy. The attached 19ft garage enjoys power and personal access. Tarmac driveway parking for 2 cars is also available to the front along with further lawns and a planted tree to provide further privacy. This is truly a star buy.

Westbury is a small market town to the far west of Wilts hire sitting equally between the larger towns of Warminster and the county town of Trowbridge. The location of the town is well positioned for commuters to Bath, Salisbury, Bristol, Reading and even direct to London via its mainline train station.

## DIRECTIONS

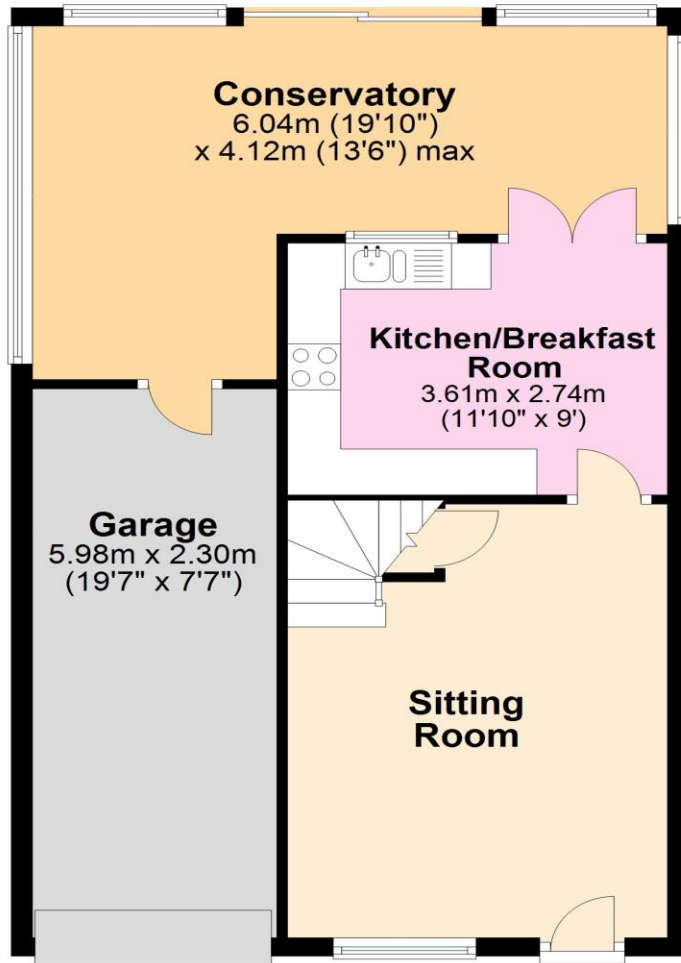
Leave Westbury heading towards Trowbridge on the A350 from West End and follow the road into Fore Street. At the roundabout take the third exit into Bitham Park and first right into Kingfisher Drive and at the roundabout left into Nightingale Drive. At the T junction turn left where the property can be found set back on the right hand side.

COUNCIL TAX B & EPC RATING T.B.C



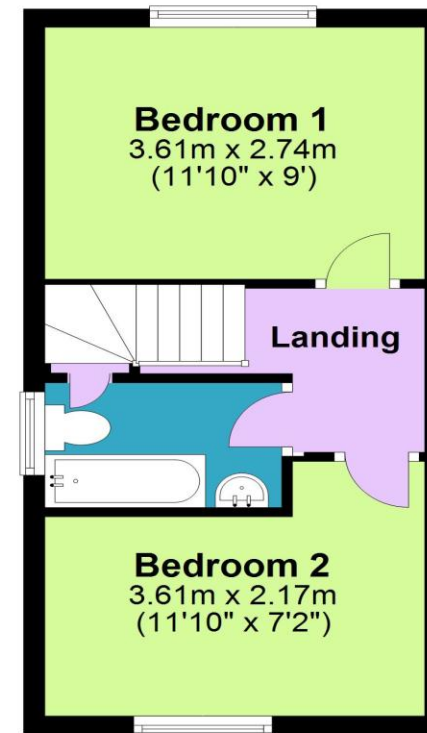
## Ground Floor

Approx. 60.5 sq. metres (651.0 sq. feet)



## First Floor

Approx. 27.0 sq. metres (290.3 sq. feet)



Total area: approx. 87.5 sq. metres (941.3 sq. feet)

**Note:** The Money Laundering Regulations 2017 –Intending purchasers will be asked to produce identification documentation at the point of agreeing a sale and information regarding how the purchase is to be funded.

**Note:** These particulars are provided for guidance only and do not constitute any offer, contract or part thereof. Interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. Neither the vendor nor Davies & Davies makes any representation or warranty as to this property.



