



29 Lower Westwood
Bradford on Avon, Wiltshire, BA15 2AR



Extended and smartly presented semi detached characterful home providing generously proportioned, family-sized accommodation arranged over two floors and benefitting from a generous garden and off road parking. Situated in the heart of the village of Lower Westwood, within walking distance of the primary school, shop and post office, church and public house.



Four Bedrooms
Sitting Room
Dining Room
Kitchen/Breakfast Room
Utility / Cloakroom
Bathroom
Generous Garden
Driveway

£540,000



ACCOMMODATION

(all dimensions being approximate)

GROUND FLOOR

Porch

Single glazed window to side, double glazed obscure entrance door to front.

Hall

Stairs to the first floor with storage cupboard under, radiator.

Sitting Room 4.89m (16'1") x 3.64m (11'11")

Two UPVC double glazed windows to front, feature fireplace with wood burning stove, two radiators.

Dining Room 4.10m (13'5") x 3.45m (11'4")

UPVC double glazed double doors to garden, radiator.

Kitchen/Breakfast Room

4.30m (14'1") x 3.61m (11'10")

Two UPVC double glazed windows to front, UPVC double glazed window to rear, fitted with a matching range of base and eye level units with worktop space over with ceramic, sink with mixer tap, space for cooker with extractor hood over, plumbing for dishwasher, space for fridge/freezer radiator, UPVC double glazed obscure door to driveway.

Utility / Cloakroom

2.00m (6'7") x 1.50m (4'11")

Ceramic sink with mixer tap, close coupled WC, plumbing for washing machine, space for tumble dryer, obscure door to rear garden.

FIRST FLOOR

Landing

UPVC double glazed window to front, loft hatch.

Bedroom 1 4.32m (14'2") x 3.62m (11'11")

Two UPVC double glazed windows to front, UPVC double glazed window to rear, built-in wardrobe, radiator.

Bedroom 2 3.68m (12'1") x 2.91m (9'6")

UPVC double glazed window to front, feature fireplace, radiator.

Bedroom 3 3.52m (11'7") x 2.53m (8'4")

UPVC double glazed window to rear, radiator.

Bedroom 4 / Study 2.27m (7'5") x 1.88m (6'2")

UPVC double glazed window to front, radiator.

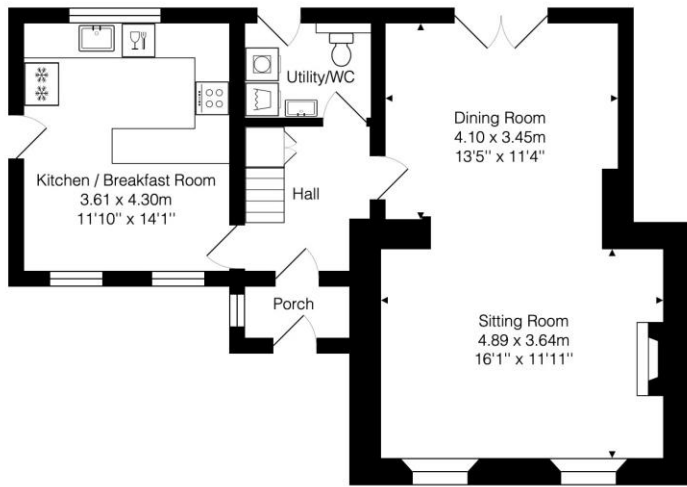
Bathroom

Fitted with three piece suite comprising bath with shower over, wash hand basin and close coupled WC, two uPVC obscure double glazed windows to rear, radiator.

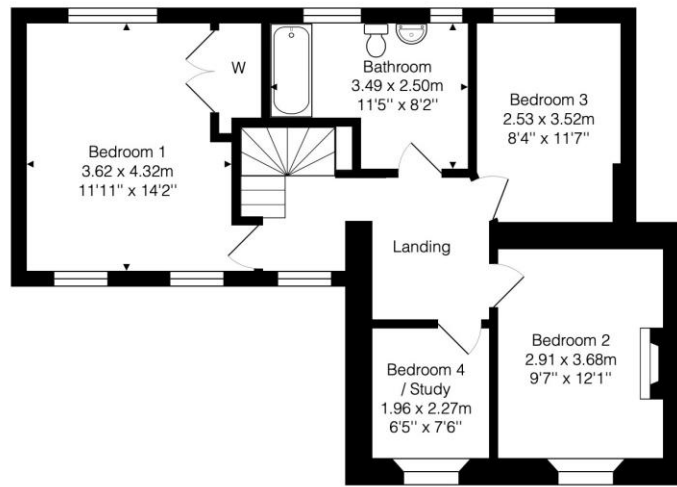
EXTERNALLY

Rear garden mainly laid to lawn with flower and shrub borders, mature shrubs and trees, patio area, storage shed. A driveway to the side of the property provides off road parking.





Ground Floor
Area: 66.1 m² ... 712 ft²



First Floor
Area: 62.9 m² ... 677 ft²

Total Area: 129.0 m² ... 1389 ft²

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 purely for illustrative purposes only and should be used as such by any prospective purchaser. Area includes internal and external wall thickness
www.epcassessments.co.uk



Council Tax: Band C - £2,004.90 (April 2024 - March 2025 financial year)

Tenure: Freehold.

Viewing: Strictly by appointment through the agent **Kingstons**.

Directions: Leave Bradford on Avon via the B3109 Frome Road and take the second turning right onto Westwood Road. Proceed into the village where 29 Lower Westwood will be found further along on the right-hand side.

Please Note: Every care has been taken with the preparation of these details, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		