



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

A surprisingly spacious individual detached bungalow with a manageable garden and ample parking. Conveniently situated within popular village of Westwood, within walking distance of many amenities including shop & post office, pub/restaurant, church and primary school. A sought-after single-storey property in this desirable village is likely to receive a high level of interest so early viewing is recommended.

Three Double Bedrooms
Two Reception Rooms
Kitchen/Dining Room
Bathroom
Two Shower Rooms
Garden
Driveway
Gas Central Heating
Double Glazing

£395,000



ACCOMMODATION (all dimensions being approximate)

Entrance Hall

UPVC double glazed window and obscure entrance door to front, radiator, loft hatch, built-in storage cupboard.

Kitchen/Dining Room 4.67m (15'4") x 3.93m (12'11")

Two uPVC double glazed windows to side, fitted with a matching range of base units with worktop space over, ceramic sink, fitted electric oven, four ring gas hob with extractor hood over, space for fridge/freezer, plumbing for washing machine, radiator, UPVC double glazed obscure door to garden.

Sitting Room 4.69m (15'5") x 4.45m (14'7")

UPVC double glazed window to side, feature fireplace with electric fire, radiator, UPVC double glazed sliding door to garden.

Bedroom 1 3.63m (11'11") x 3.62m (11'11")

UPVC double glazed window to side, radiator.

En-Suite Shower Room

UPVC obscure double glazed window to side, fitted with three piece suite comprising tiled shower enclosure, pedestal wash hand basin and close coupled WC, tiled splashbacks and floor, extractor fan, heated towel rail, radiator.

Bedroom 2 3.29m (10'10") x 3.01m (9'11")

UPVC double glazed window to rear, radiator.

Bathroom

UPVC obscure double glazed window to side, fitted with three piece suite comprising bath with shower over, pedestal wash hand basin and close coupled WC, tiled splashbacks and floor, radiator.

Bedroom 3 2.95m (9'8") x 2.86m (9'5")

UPVC obscure double glazed window to side, radiator.

Garden Room 4.31m (14'2") x 2.94m (9'8")

UPVC double glazed full-height window and entrance door to front, electric heater.

Shower Room

Fitted with three piece suite comprising tiled shower enclosure, pedestal wash hand basin and close coupled, tiled splashbacks, heated towel rail, extractor fan, loft hatch.

EXTERNALLY

Enclosed rear garden with raised gravelled areas, patio area, two stone built sheds.

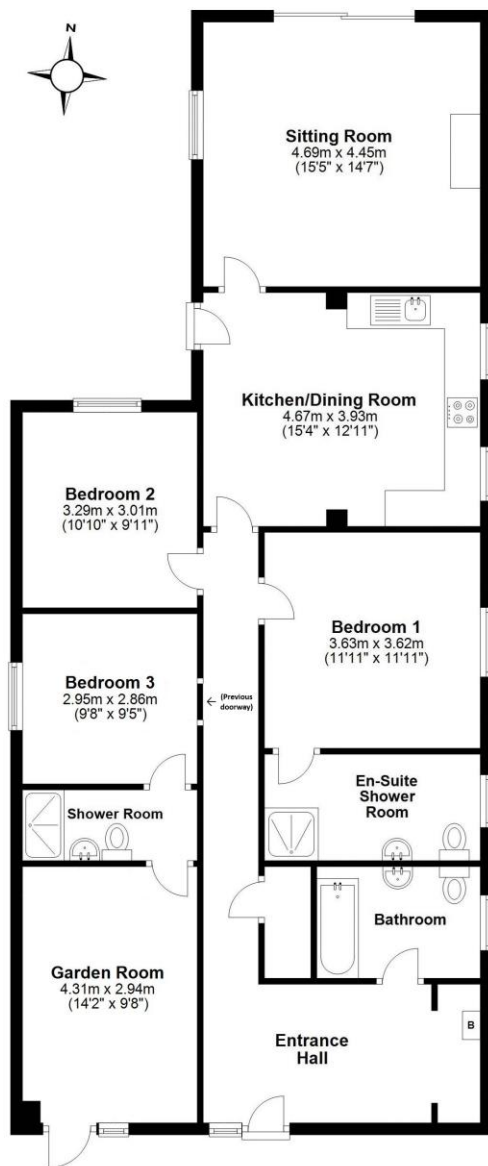
Tenure: Freehold.

Council Tax: The property previously had an annexe so it is current registered for two council tax bands (A & C). The seller has applied for the property to be reassessed.

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. Continue through the village where 35 Lower Westwood will be found on the right-hand side.





Total area: approx. 122.7 sq. metres (1321.0 sq. feet)

This representation is provided for general guidance and is not to scale.
All measurements quoted are approximate.



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		
69-80	C		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		