



Connells

Frogmore Road  
Westbury





## Property Description

Double Fronted End Terrace Home in Westbury. The property benefits from a generous rear garden that has vehicular access at the far end, from Field Close.

Accommodation comprises Lounge, Kitchen / Diner, Conservatory / Utility Room, Two Bedrooms & Bathroom.

The property is well presented throughout and a viewing is highly recommended.

## Entrance

Door to front aspect opening to:

## Living Room

18' 4" max x 12' 8" max ( 5.59m max x 3.86m max )

Two windows to front aspect. Stairs to first floor with storage cupboard under. Fire place with working log burner. Beams to ceiling. Door to Kitchen.

## Kitchen / Diner

17' 6" max x 7' 11" max ( 5.33m max x 2.41m max )

Door from Living Room. Windows to rear aspect. Door to Conservatory. Comprising a range of wall and base units with work surfaces over & splashback tiling. Inset sink and drainer unit. Built in oven and inset hob. Space for under counter appliance. Space for upright fridge freezer. Area for table and chairs.

## Conservatory / Utility

10' 3" max x 6' 2" max ( 3.12m max x 1.88m max )

Windows to side and rear. Door to rear leading out to garden.

## First Floor Landing

With stairs rising from Living Room. Doors to Bedrooms & Bathroom. Airing cupboard & further built in storage cupboard.

## Bedroom One

13' max x 9' max ( 3.96m max x 2.74m max )  
Window to front aspect. Built in storage.

## Bedroom Two

9' 9" max x 9' 1" max ( 2.97m max x 2.77m max )  
Window to front aspect.

## Bathroom

Obscure window. Suite comprising shower bath with screen to side & shower over, vanity wash hand basin with storage under & low level wc. Partly tiled.

Cont'd....

## Rear Garden

The property benefits from a generous garden with rear vehicular access from Field Close. Area laid to lawn leading from large paved patio - great for outdoor entertaining. Garden shed. Gated access to the front.

## Driveway

To the side of the property is off road parking for two vehicles. Gated access to garden.



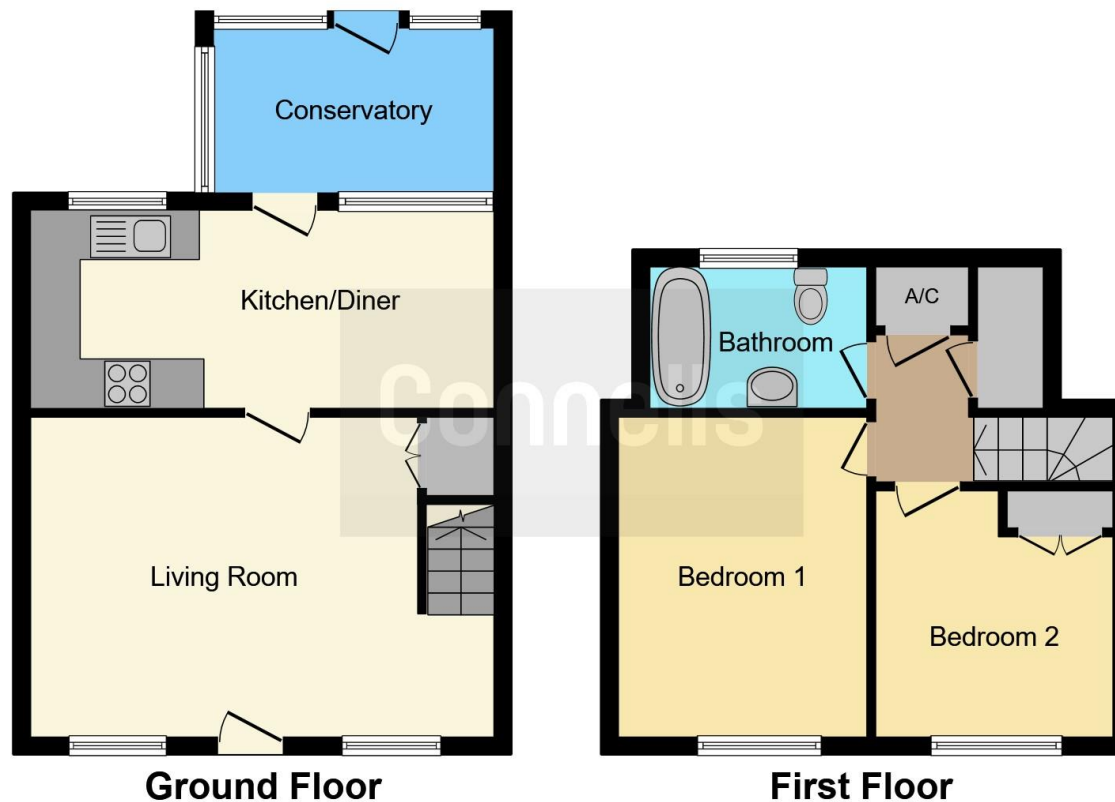












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**EPC Rating: D**

Tenure: Freehold

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Property Ref: TWB307101 - 0003