







## Property Description

Mid Terrace Family Home in a popular area of Westbury, not far from Town Centre or Westbury Railway. Westbury has a mainline railway station direct to London - ideal for commuting.

Accommodation comprises Entrance Hall, Study / Home Office, Kitchen, Utility Room, Cloakroom, Sitting Room & Conservatory to the Ground Floor whilst to the First Floor, there are Three Bedrooms & Family Bathroom.

Outside there is Off Road Parking to the Front whilst to the rear is an Enclosed Low Maintenance Garden, laid to artificial turf & patio with Summer House & Shed.

Viewing highly advised....

## Entrance Hall

Door to front aspect. Stairs to first floor. Open access to Kitchen. Door to Study.

## Study

5' 7" max x 5' 6" max ( 1.70m max x 1.68m max )

Door to front.

## Sitting Room

17' 5" to conservatory x 11' 8" max into alcoves ( 5.31m to conservatory x 3.56m max into alcoves )

Window to front aspect. Electric fire. Radiator. Open access to Conservatory. Door to Kitchen.

## Kitchen

18' 10" max x 12' 5" max ( 5.74m max x 3.78m max )

Window to rear aspect. Comprising a range of wall & base units with glossy fronts. Work surfaces over with some splashback tiling. Inset sink and drainer unit. Built in oven and inset hob with splashback screen behind. Breakfast bar seating area. Space for fridge freezer. Doors to Cloakroom & Utility Room. Door to Sitting Room. Open access back to Entrance Hall.

## Cloakroom

Low level wc.

## Utility Room

Work surface with space under for appliances.

Cont'd....

## Conservatory

9' 5" max x 8' 9" max ( 2.87m max x 2.67m max )

Windows & doors overlooking and leading to garden with dwarf brick wall.

## First Floor Landing

With stairs rising from Entrance Hall. Window to rear aspect. Doors to Bedrooms & Bathroom.

## Bedroom One

11' 10" max into recess x 10' 8" max ( 3.61m max into recess x 3.25m max )

Window to front aspect. Radiator.

## Bedroom Two

11' 8" max into recess x 9' 3" max ( 3.56m max into recess x 2.82m max )

Window to front aspect. Built in cupboard. Radiator.

## Bedroom Three

8' 9" max x 7' 11" max ( 2.67m max x 2.41m max )

Window to rear aspect. Radiator.

## Bathroom

Obscure window to rear. Suite comprising panel enclosed bath with wall mounted shower over, wash hand basin & low level wc.

## Front Garden

Laid to hardstanding providing off road parking. Access to front doors.

## Rear Garden

Enclosed by fencing. Laid to artificial turf. Summer house. Garden shed. Patio & bbq area. Garden shed.



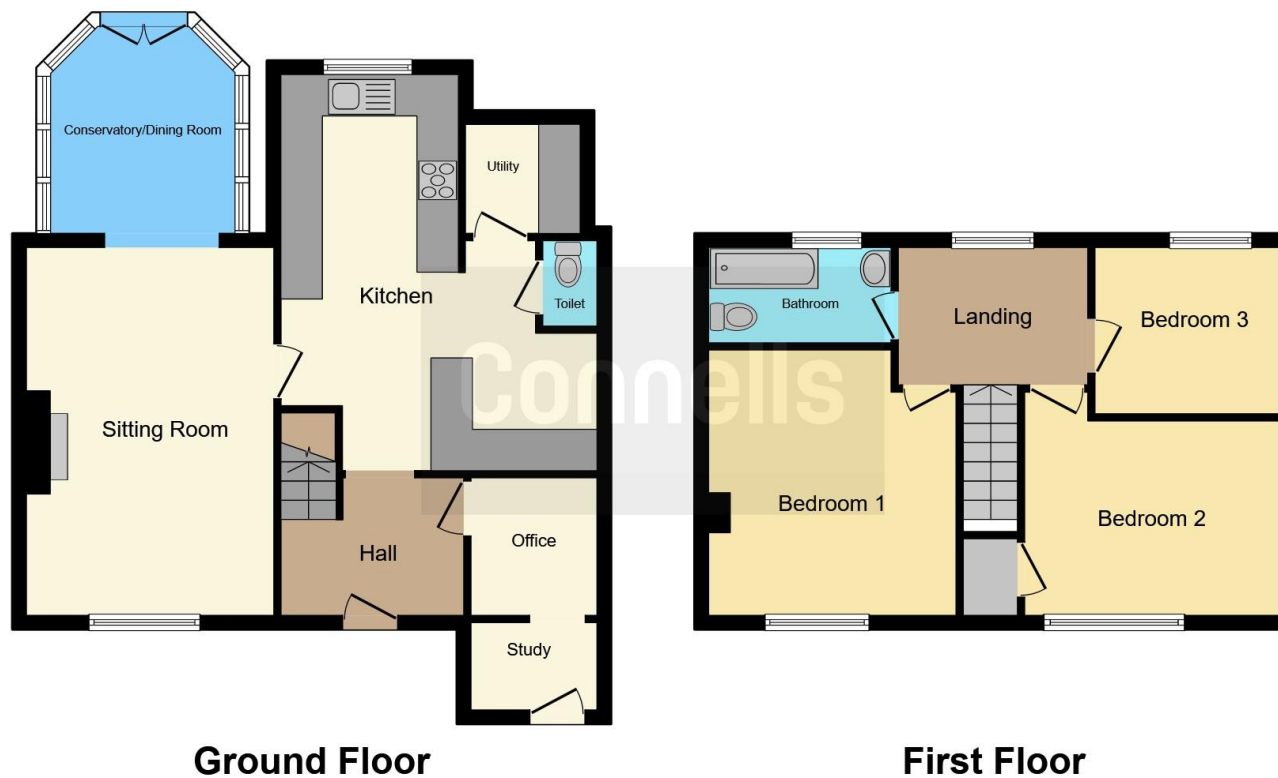












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**EPC Rating: C**

Tenure: Freehold

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