

Suffolk Road, Westbury BA13 3UL



welcome to

Suffolk Road, Westbury

Step into Suffolk Road, this beautifully presented three bedroom townhouse in Westbury. Outside, enjoy a private rear garden, parking, and a garage. DON'T MISS OUT!!! - Call Allen & Harris TODAY to schedule a viewing - 01373 822457

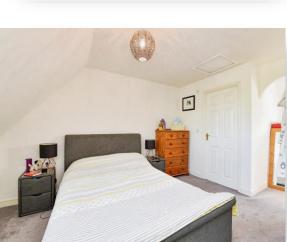












Ground Floor

Entrance Hall

Entrance hall with stairs to the first floor. Front door. Radiator. Wooden floor.

Cloakroom

Ground floor cloakroom. Double glazed frosted window to the front. WC. Wash hand basin. Radiator. Wooden floor.

Kitchen

8' 7" max x 8' 2" max (2.62m max x 2.49m max) Modern fitted kitchen.

Double glazed window to the front. Wall and base units. Sink and drainer. Integrated oven with four ring gas hob and extractor hood. Space for fridge/freezer. Plumbing for washing machine and dishwasher. Tiled floor.

Lounge/ Diner

16' 2" $\max x$ 15' 6" $\max (4.93 \text{m} \max x 4.72 \text{m} \max)$ Spacious lounge/diner with table space and access to the rear garden.

Double glazed window to the rear. Double glazed patio doors to the rear. TV point. Storage cupboard. Wooden flooring. Two radiators.

First Floor Landing

First floor landing. Airing cupboard. Stairs to the second floor. Carpeted,

Bedroom Two

15' 6" max x 8' 9" max (4.72m max x 2.67m max) Second double bedroom on the first floor. Two double glazed windows to the rear. Radiator. Wooden floor

Bathroom

Family bathroom on the first floor. WC. Wash hand basin. Bath tub with shower over. Radiator. Partially tiled walls.

Bedroom Three

15' 6" max x 8' 8" max (4.72m max x 2.64m max) Third double bedroom on the first floor. Two double glazed windows to the front. Radiator. Wooden floor.

Second Floor Landing

Small landing area leading into the master bedroom.

Master Bedroom

15' 6" max x 13' 3" max (4.72m max x 4.04m max) Spacious master bedroom on the second floor with access to dressing area and en-suite facilities. Double glazed dormer window to the front. Fitted wardrobe. Radiator. Loft access.

Dressing Room

Dressing area from the master bedroom. Double glazed velux window to the rear. Fitted wardrobe. Radiator.

En-Suite

En-suite shower room to the master bedroom. Double glazed velux window to the rear. Walk in shower. WC. Wash hand basin with storage beneath. Radiator. Tiled floor.

Outside

Garden

Enclosed rear garden with rear access. Patio dining area. Laid lawn. Wood panel fencing. Rear access gate.

Parking

Parking for 1-2 vehicles in front of the garage.

Garage

Single garage with up and over door.





welcome to

Suffolk Road, Westbury

- Three Bedroom Town House.
- All Double Bedrooms.
- Spacious Accommodation Across Three Floors.
- Family Bathroom, Cloakroom & En-suite Shower Room.
- Rear Garden, Garage & Parking.

Tenure: Freehold EPC Rating: C

£285,000







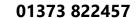


Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/WST107173



Property Ref: WST107173 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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