



**Springfield Road, Westbury BA13 3QQ**

**welcome to**

**Springfield Road, Westbury**

A fantastic two bedroom semi detached home. The property offers generous living accommodation both upstairs and downstairs, as well as a large garden.



## Ground Floor

### Lounge

16' x 12' 9" ( 4.88m x 3.89m )

Spacious room offering ample room for furniture. There are alcoves offering space for furniture. Wooden flooring and there is a double glazed window which looks into the conservatory and further into the garden. There is also a door at the rear of the room giving access to the light conservatory.

### Kitchen

11' 4" x 10' 3" ( 3.45m x 3.12m )

The kitchen/dining room comprises a range of matching wall and base units, fitted oven and hob. Sink and drainer unit. Part tiled walls. Tiled floor.

### Utility Room

6' 6" x 4' 6" ( 1.98m x 1.37m )

Low level w.c., and wash hand basin. Plumbing for washing machine. Window to Side.

### Conservatory

12' x 7' 6" ( 3.66m x 2.29m )

Spacious, light and airy room overlooking the rear garden. This room could be used as a second reception room, dining room or perfect as an at home office space if required. Flooring is tiled.

## First Floor

### Landing

Landing attaching to all first floor areas.

### Bedroom One

12' 1" x 11' 4" ( 3.68m x 3.45m )

The master bedroom is a great space. Located to the front of the property, the double glazed windows allow plenty of light in. There is built in storage space, alcoves for extra wardrobe space and ample room for all bedroom furniture. The flooring of this room is original wood flooring. Radiator.

### Bedroom Two

12' 1" x 8' 1" ( 3.68m x 2.46m )

Bedroom two is another good size bedroom offering plenty of room for a double bed and all other bedroom furniture. There is a window to the rear of the room overlooking the garden.

## Outside

### Garden

The rear garden is enclosed with wood panel fencing with a side access. the garden is south facing and is mostly laid to lawn with a patio for summer dining.



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## Springfield Road, Westbury

- Semi-detached House
- Two Double Bedrooms
- Downstairs W/C
- Spacious Living Room
- Conservatory

Tenure: Freehold EPC Rating: E

**£220,000**



Please note the marker reflects the postcode not the actual property

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