





welcome to

Westlands, Heytesbury Warminster

Come and see this delightful two-bedroom semi-detached property on Westlands, nestled in the picturesque village of Heytesbury. Enjoy a well-maintained front and rear garden, ideal for outdoor activities, with the bonus of an outbuilding for extra storage/workshop space. On-street parking available.













Ground Floor

Entrance Hall

Entrance hall to the front of the property with stairs to the first floor.

Front door. Understair storage area. Electric heater.

Lounge

12' 3" max x 9' 11" max (3.73m max x 3.02m max) Gorgeous lounge to the front with chimney breast (currently out of use).

Double glazed window to the front. TV point. Wall panelling.

Kitchen/ Diner

15' 10" max x 9' 6" max (4.83m max x 2.90m max) Spacious kitchen/diner with access to the rear garden.

Double glazed window to the rear and side. Double glazed door to the rear. Wall and base units. Sink and drainer. Space for fridge/freezer and dryer. Integrated dishwasher. Plumbing for washing machine. Integrated oven with four ring hob. Larder. Tiled flooring.

First Floor

Landing

Landing attached to all first floor areas. Double glazed window to the side. Loft hatch. Airing cupboard.

Bedroom One

15' 9" $\max x$ 9' 5" $\max (4.80 \text{m} \max x 2.87 \text{m} \max)$ Beautifully large double bedroom to the front. Double glazed window to the front. Electric heater.

Bathroom

Family bathroom to the rear.

Double glazed frosted window to the rear. WC. Wash hand basin. Bath tub with central taps and shower over. Tiled walls.

Bedroom Two

10' 1" $\max x$ 9' 5" \max (3.07m $\max x$ 2.87m \max) Tastefully designed second double bedroom to the rear.

Double glazed window to the rear. Built in wardrobe.

Outside

Garden's

Front Garden - Slate gravel lawn with pathway to the front door.

Rear Garden - Stunning enclosed rear garden with rear access, astro lawn, Patio dining areas either end, and hedging.

Parking

Street parking available.





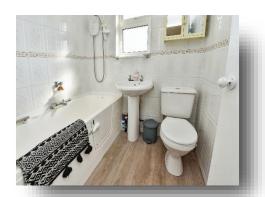
welcome to

Westlands, Heytesbury Warminster

- Two Bedroom Semi-Detached House.
- Double Bedrooms.
- Spacious Kitchen/Diner.
- Front & Rear Gardens.
- Village Location.

Tenure: Freehold EPC Rating: F

£235,000









Please note the marker reflects the postcode not the actual property

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Property Ref: WST107348 - 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 quidance 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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