





welcome to

Elm Grove, Westbury

Welcome to Elm Grove, a fabulous three bedroom house in the historic town of Westbury. Internally the property has been transformed into a tasteful family home. Externally, the enclosed rear garden is spacious with endless possibilities to create the perfect outside retreat.













Ground Floor

Lounge/Diner

20' max x 17' max (6.10m max x 5.18m max)

Spacious lounge diner with stairs to the first floor and access to the front and rear.

Front door. Double glazed window to the front and rear. Double glazed French doors to the rear. Understair storage. Radiator. Hardwood floor.

Kitchen

24' 2" max x 6' 7" max (7.37m max x 2.01m max)

Newly fitted galley kitchen with front and rear access.

Double glazed window to the front. Door to the side and rear. Wall and base units. Sink and drainer. Two integrated ovens with four ring hob and extractor. Space for fridge/freezer and dryer. Plumbing for washing machine. Radiator.

First Floor

Landing

Landing attaching to all first floor accommodation.

Double glazed window to the front. Airing cupboard. Loft hatch.

Bedroom One

13' 9" max x 7' 1" max (4.19m max x 2.16m max)

Master bedroom to the rear.

Double glazed window to the rear. Built in wardrobe. Radiator.

Bedroom Two

11' 6" x 9' 8" (3.51m x 2.95m)

Second double bedroom to the rear.

Double glazed window to the rear. Radiator.

Bathroom

Newly fitted family bathroom.

Two double glazed frosted windows to the front. WC. Wash hand basin. Bath tub with shower over. Towel radiator.

Bedroom Three

10' 1" x 7' 5" (3.07m x 2.26m)

Final bedroom to the rear.

Double glazed window to the rear. Radiator.

Outside

Garden

Spacious enclosed rear garden offering huge potential.





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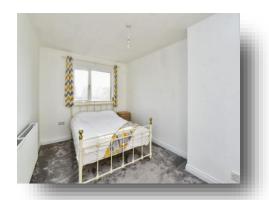
Elm Grove, Westbury

- Three Bedroom House.
- Refurbished Throughout.
- Newly Fitted Kitchen & Bathroom.
- Spacious Rear Garden.
- Close To Local Schools & Shops.

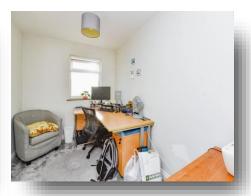
Tenure: Freehold EPC Rating: D

offers in excess of

£210,000









Please note the marker reflects the postcode not the actual property

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Property Ref: WST107445 - 0004 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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allen & harris

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