



**Elm Grove, Westbury BA13 3NQ**



**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

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