



Warminster Road, Westbury BA13 3PQ

welcome to

Warminster Road, Westbury

This lovely two bedroom character home on Warminster Road, with charming features and extensive rear garden in the historic town of Westbury. Book a viewing today and we can support you with our Mortgage Services and Solicitors to getting you moving into this Beautiful Home.

Ground Floor

Entrance Porch

Entrance porch into the home.
Door to the side. Window to the front. Tiled floor.

Living Room

11' 1" max x 11' 6" max (3.38m max x 3.51m max)
Characterful living room.
Window to the front. Feature fire place with multifuel stove. Integrated shelving. Radiator.

Kitchen

11' 6" max x 8' 3" max (3.51m max x 2.51m max)
Fitted kitchen.
Base units. Integrated oven and gas hob. Space for a washing machine. Sink and drainer. Extractor. Tiled splashback.
Feature exposed painted brickwork. Radiator.

Utility Room

9' 4" max x 5' 6" max (2.84m max x 1.68m max)
Separate utility room.
Stable style door to the rear. Window to the rear. Fridge freezer space. Panelling. Storage cupboard. Boiler (fitted in 2019).

Bathroom

Ground floor bathroom.
Shower cubicle. Bath with under shower. Window to the rear. Wash basin. WC. Radiator.





First Floor

Landing

Landing attaching to the first floor accommodation.

Bedroom One

11' 8" max x 11' 6" max (3.56m max x 3.51m max)

Spacious master bedroom with access to loft room.

Window to the front. Feature fire place. Two radiators. Staircase to the loft room. Original hardwood flooring.

Bedroom Two

11' 6" x 5' 8" (3.51m x 1.73m)

Final bedroom to the rear.

Window to the rear. Radiator. Storage Cupboard.

Loft Room

Converted loft room with stairs from the master bedroom.

Window to the side. Radiator. Storage Cupboard. Power and Light. Feature beams.



Outside

Gardens

Front - Lawn to the front with garden area for bins and wood store. Pathway to the pavement.

Rear - Paved dining area walled to the left. Lighting for the patio. Laid lawn. Trellis fence with opening through to further garden, laid lawn and seating area, garden shed and vegetable allotment plot to the rear.



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Warminster Road, Westbury

- Two Bedroom Character Property.
- Original Features.
- Converted Loft Room.
- Generous Rear Garden.
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Tenure: Freehold EPC Rating: D

Council Tax Band: A

£200,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
WST107738 - 0004

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