



**Station Road, Westbury BA13 4HN**



**welcome to**

## **Station Road, Westbury**

Discover the charm of this three-bedroom semi-detached character property on Station Road, Westbury. This gorgeous home offers huge potential with a large rear plot for possible development. Being sold with no onward chain, Station road also offers ample parking as well as a garage.

### **Ground Floor**

#### **Entrance Hall**

Entrance hall with stunning original tiled flooring and stairs to the first floor.  
Front door. Radiator.

#### **Living Room**

11' 11" max x 11' 11" max ( 3.63m max x 3.63m max )

Light and spacious living room to the front.

Double glazed bay window to the front. TV point. Feature fireplace. Radiator.

#### **Dining Room**

15' 7" max x 12' max ( 4.75m max x 3.66m max )

Separate dining room.

Window to the rear overlooking the garden. Understair storage. Electric fireplace. Radiator.

#### **Conservatory**

Double glazed conservatory with garden access to the side.

#### **Reception Room**

9' 5" max x 8' 1" max ( 2.87m max x 2.46m max )

Additional reception room with access to the kitchen and conservatory.

Double glazed window and door to the side. Radiator.

#### **Kitchen**

8' max x 8' max ( 2.44m max x 2.44m max )

Fitted kitchen with access to utility and wet room.

Double glazed window to the side. Wall and base units. Sink and drainer. Integrated double oven. Four ring electric hob with extractor hood. Space for white goods. Under counter space. Washing machine. Boiler. Fully tiled.

#### **Utility Room**

Utility room with storage and sink.

#### **Wet Room**

Wet room to the rear.

Double glazed window to the rear. Shower. WC.





## First Floor

### Landing

Landing attaching to all first floor areas.  
Loft hatch. Radiator.

### Bedroom One

15' 6" max x 11' 11" max ( 4.72m max x 3.63m max )

Spacious master bedroom to the front.

Two double glazed windows to the front. Two built in wardrobes. Built in overhead storage. Feature fireplace. Two radiators.

### Bedroom Two

12' max x 9' 11" max ( 3.66m max x 3.02m max )

Second double bedroom to the rear.

Double glazed window to the rear. Feature fireplace.

### Bedroom Three

9' 4" max x 8' 3" max ( 2.84m max x 2.51m max )

Final bedroom to the rear.

Double glazed window to the rear. Airing cupboard with hot water tank. Radiator.



## Outside

### Gardens

Front - Fenced front garden with access to the side.

Side/Rear - Accessible from the side to a generously sized side and rear garden with laid lawn, mature trees and hedging, shrubs, storage shed, green house, rear and garage access. (this lot is very large and has potential for building development)

### Garage

Single garage accessible from the side.

### Parking

Ample gated parking to the side.



**view this property online** [allenandharris.co.uk/Property/WST107711](http://allenandharris.co.uk/Property/WST107711)



welcome to

## Station Road, Westbury

- Three Bedroom Semi-Detached House.
- Character Features Throughout.
- Flexible Accommodation.
- Large Rear Garden With Potential To Develop.
- Ample Parking & Garage With Gated Access.

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

**£275,000**



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](http://www.focalagent.com)

**view this property online** [allenandharris.co.uk/Property/WST107711](http://allenandharris.co.uk/Property/WST107711)



Property Ref:  
WST107711 - 0005

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.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

allen & harris



**01373 822457**



[Westbury@allenandharris.co.uk](mailto:Westbury@allenandharris.co.uk)



15A Warminster Road, WESTBURY, Wiltshire,  
BA13 3PD



[allenandharris.co.uk](http://allenandharris.co.uk)