







welcome to

Ludlow Close, Westbury

An immaculately presented two bedroom property which has been renovated throughout to a high specification. The property is situated within a quiet cul-de-sac location and short walking distance to Westbury's local amenities and mainline railway station.

Ground Floor

Entrance Hall

Entrance hall with stairs to the frist floor. Front door. Double glazed window to the side. Radiator.

Open Plan Living Area

25' 2" max x 15' 7" max (7.67m max x 4.75m max)
Beautiful open plan living area with access to the rear.

Living Area - Double glazed window to the front. TV point. Understair storage cupboard. Radiator.

Kitchen/ Dining Area - Double glazed window and patio doors to the rear. Velux window. Wall and base units. Island with power sockets. Built in double oven. Four ring induction hob. Integrated microwave as well as fridge/freezer and washing machine. Radiator.









First Floor

Landing

Landing with access to all areas of the first floor. Radiator. Loft access.

Bedroom One

12' 7" $\max x$ 9' 4" \max (3.84m $\max x$ 2.84m \max) Spacious master bedroom to the front. Double glazed window to the front. Aircon. Built in storage cupboard. Radiator.

Bedroom Two

8' x 7' 3" (2.44m x 2.21m) Final bedroom to the rear. Double glazed window to the rear. Radiator.

Shower Room

Stylish shower room to the rear.

Double glazed frosted window to the rear. WC. Wash hand basin. Spacious walk in shower. Tiled floor and partially tiled walls. Towel radiator.

Outside

Gardens

Front - Gravelled front garden area.

Rear - Enclosed rear garden with astro lawn, patio dining area, external power point, wood panel fencing with rear access to parking,

Parking

One allocated parking space.





welcome to

Ludlow Close, Westbury

- End-Terrace House
- Open Plan extended Kitchen/Living Room
- Excellent Condition
- Air Conditioning
- Two Bedrooms

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£230,000



Ground Floor

First Floor

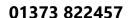
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

view this property online allenandharris.co.uk/Property/WST107787



Property Ref: WST107787 - 0009 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

Westbury@allenandharris.co.uk



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



allenandharris.co.uk

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.