



The Avenue, Westbury BA13 3HF

welcome to

The Avenue, Westbury

Stylish three-bedroom semi-detached home, fully refurbished and chain-free. Includes modern living spaces, a spacious kitchen-diner, utility room, contemporary bathroom, off-road parking, and a beautiful forest-style rear garden.

Ground Floor

Entrance Hall

A bright and welcoming entrance hall featuring a modern UPVC front door, stairs rising to the first floor, a frosted double glazed side window allowing natural light, and a radiator for added comfort.

Cloakroom

Positioned at the front of the property, this stylish cloakroom features a frosted double glazed window, WC, contemporary wash hand basin, and radiator.

Living Room

12' 5" max x 10' 4" max (3.78m max x 3.15m max)

A bright and welcoming living room positioned at the front of the home, featuring a double glazed window, TV point, radiator, and a newly laid carpet for a fresh, modern finish.

Kitchen/ Diner

20' 3" max x 11' 9" max (6.17m max x 3.58m max)

A clean and stylish newly fitted kitchen/diner featuring a double glazed window to the side and French doors opening to the rear garden. The space is equipped with modern wall and base units, a 1.5 sink and drainer, integrated electric oven with four-ring induction hob and extractor, and space for a fridge/freezer. A radiator adds comfort, while a charming mantle piece with space for a log burner and ample room for a dining table make this a perfect hub for family living and entertaining.

Utility Room

6' 4" max x 4' 9" max (1.93m max x 1.45m max)

Located at the rear of the property, the utility room offers convenient access to the garden and features a frosted double glazed window, wall and base units, a sink, undercounter space for a washing machine and a radiator.





First Floor

Landing

A light and airy landing featuring a newly laid carpet, double glazed window to the front, and access to the insulated loft. The landing offers a fresh and welcoming transition to the upper floor.

Master Bedroom

12' 8" max x 10' 2" max (3.86m max x 3.10m max)

A well-proportioned master bedroom located at the front of the property, featuring a double glazed window, radiator, and newly laid carpet for a fresh and comfortable finish.

Bedroom Two

12' 5" max x 10' 7" max (3.78m max x 3.23m max)

Second double bedroom to the rear with double glazed window boiler cupboard with brand new Baxi boiler, and radiator and new carpets.

Bedroom Three

9' 3" max x 5' 8" max (2.82m max x 1.73m max)

The final rear-facing bedroom with a double-glazed window, radiator, and freshly laid carpet.



Bathroom

Beautifully designed family bathroom with a frosted double-glazed side window, wash basin with storage, WC, and a bathtub featuring a rainfall shower and modern glass screen. Finished with a sleek towel radiator.

Outside

Garden

A large and enchanting rear garden with side access, featuring two gravelled seating areas perfect for outdoor relaxation. The lush lawn is surrounded by stunning mature trees and shrubs, creating a tranquil, woodland-like atmosphere—your very own mini forest retreat.

Parking

Attractive gravelled frontage offering off-road parking for two vehicles, combining practicality with kerb appeal.



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welcome to

The Avenue, Westbury

- NO ONWARD CHAIN!!!
- Three Bedroom Semi-Detached House
- Fully Refurbished
- Finished To A Clean & Contemporary Standard
- Gorgeous Rear Garden & Driveway Parking

Tenure: Freehold EPC Rating: D

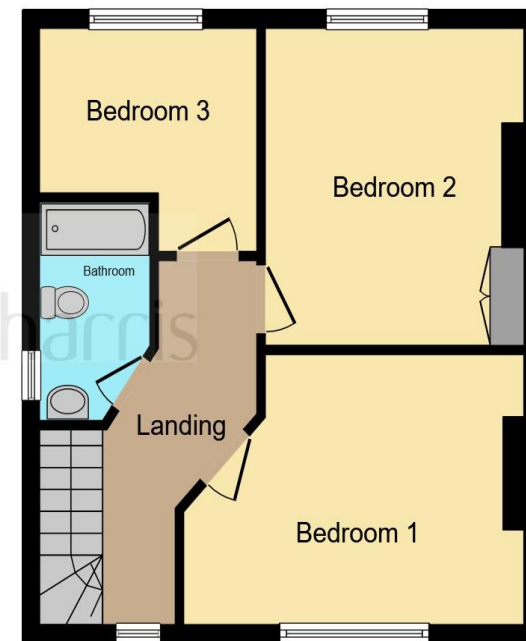
Council Tax Band: B

offers in the region of

£295,000



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

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Property Ref:
WST107867 - 0004

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 allen & harris



01373 822457



Westbury@allenandharris.co.uk



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



allenandharris.co.uk