



Bratton Road, Westbury BA13 3ES

welcome to

Bratton Road, Westbury

Allen & Harris presents this light and spacious one-bedroom home on Bratton Road, featuring open plan living, a versatile landing, shower room, and double bedroom with airing cupboard. Outside offers a low-maintenance side garden and allocated parking.

Ground Floor

Open Plan Living Area

15' 10" max x 11' 11" max (4.83m max x 3.63m max)

Accessed via the side entrance, this inviting open plan space immediately offers a sense of flow and functionality. Upon entry, stairs lead to the first floor, while two double glazed windows to the rear provide natural light and a pleasant outlook. The kitchen area is fitted with a range of wall and base units, complemented by a sink and drainer. There is designated space for a fridge/freezer, cooker, and dryer, along with plumbing for a washing machine—making it a well-equipped and practical hub for daily living.

The adjoining living area is designed for comfort and convenience, featuring a TV point and a radiator, ideal for relaxing or entertaining.



First Floor

Landing

The first-floor landing offers a generous and versatile space, currently utilised as a wardrobe area. Its open layout provides flexibility for various uses, whether as a dressing zone, reading nook, or additional storage, adding practicality to the upper level of the home.

Bedroom One

9' 1" max x 7' 9" max (2.77m max x 2.36m max)

This well-proportioned double bedroom features a double glazed window to the rear, offering natural light. A radiator ensures comfort throughout the seasons, while an airing cupboard houses the hot water tank, providing useful storage and functionality.

Shower Room

This well-appointed shower room features a frosted double glazed window to the rear, offering privacy while allowing natural light. It includes a corner shower unit, WC, wash hand basin, and a radiator, combining comfort and practicality in a clean, functional layout.





Outside

Garden

The property benefits from an enclosed side garden, designed for low maintenance and year-round enjoyment. This private outdoor space offers a practical area for relaxing or entertaining, with minimal upkeep required—ideal for those seeking a manageable garden without compromising on outdoor living.

Parking

The property benefits from one allocated parking space.



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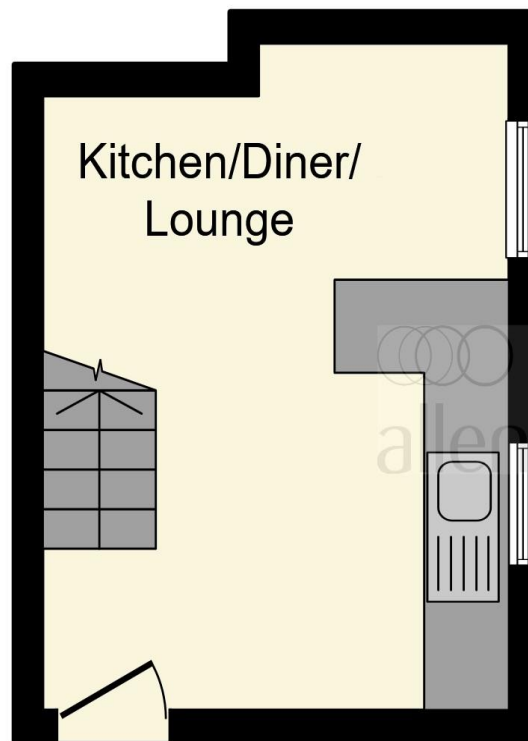
Bratton Road, Westbury

- One Bedroom House.
- Open Plan Living.
- Shower Room.
- Enclosed Garden.
- Allocated Parking.

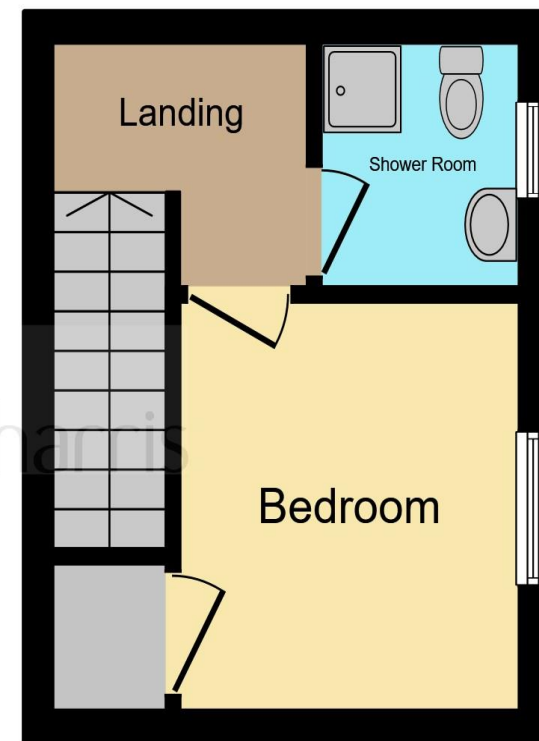
Tenure: Freehold EPC Rating: C
Council Tax Band: A

offers in the region of

£160,000



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:
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