



**Haynes Road, Westbury BA13 3HD**

**welcome to**

## **Haynes Road, Westbury**

Quirky home with share of freehold, courtyard garden and gated access. Inside: bright living room, well-equipped kitchen, stylish bathroom, cellar storage, and two bedrooms—ideal for couples or small families.

Enquire Today: 01373 822457

### **Ground Floor**

#### **Entrance Hall**

Entrance hall to the front of the property with an access door placed at the side, window to the front, steps up to the living room and stairs down to the lower ground floor.

#### **Living/ Dining Room**

23' 3" max x 14' max ( 7.09m max x 4.27m max )

A spacious living room is accessible via steps to this raised incredible versatility. A front-facing window and two Velux skylights benefit this room, creating a warm and welcoming atmosphere. Thoughtfully designed with a TV point, handy storage cupboard, and two radiators for year-round comfort, this room is perfect for relaxing or entertaining





## Lower Ground Floor

### Hallway

Hallway attaching to all lower ground floor areas with airing cupboard and heated by a radiator.

### Kitchen

10' max x 8' max ( 3.05m max x 2.44m max )

Fitted kitchen with utility area and cellar space (11' 6" X 6' 7"). Offering wall and base units, sink and drainer, integrated oven with four ring ceramic hob and extractor, plumbing for washing machine, space for breakfast table, fridge/freezer and tumble dryer. radiator. Step into a well-appointed kitchen featuring stylish wall and base units, a sleek sink and drainer, and an integrated oven with a four-ring ceramic hob and extractor. Enjoy the convenience of plumbing for a washing machine, plus ample space for a fridge/freezer, tumble dryer, and even a cozy breakfast table. The adjoining utility area and cellar (11'6" x 6'7") provide extra storage and functionality, making this the perfect space for both everyday living and entertaining. Warmth is ensured with a fitted radiator for year-round comfort.

### Bathroom

Enjoy a stylishly designed bathroom featuring a relaxing bathtub with an overhead shower and sleek glass screen. A contemporary wash basin with a practical storage unit keeps everything tidy, complemented by a matching WC and mirrored wall cabinet for added convenience. Warmth is provided by a radiator, while the partially tiled walls add a touch of sophistication to this fresh and functional room.

### Master Bedroom

12' 7" max x 8' 5" max ( 3.84m max x 2.57m max )

This spacious master bedroom offers an elevated double-glazed escape window. This airy retreat offers plenty of room to relax and unwind, complemented by a fitted radiator for year-round comfort.

### Bedroom Two

8' 10" x 7' 10" ( 2.69m x 2.39m )

Currently used as a home office, this second bedroom features an elevated double-glazed escape window and is complete with a radiator for comfort, this room offers flexibility, perfect as a cozy bedroom, productive workspace, or creative studio.

## Outside

### Garden

This delightful courtyard garden greets you upon arrival. Double gates provide additional access, while the generous space is perfect for pot planting and creating your own outdoor haven. Steps lead up to the access gate, adding character and a sense of privacy to this versatile outdoor area.



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welcome to

## Haynes Road, Westbury

- Two Bedroom Maisonette.
- Share Of Freehold
- Close To Local Shops & Amenities
- Spacious Accommodation Throughout
- Courtyard Garden

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 35.00

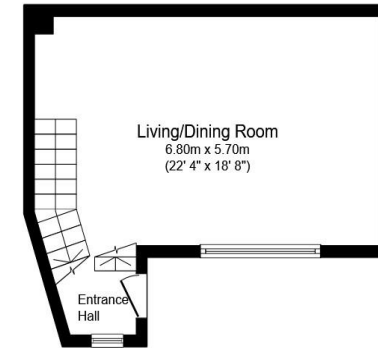
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 16 May 1998.

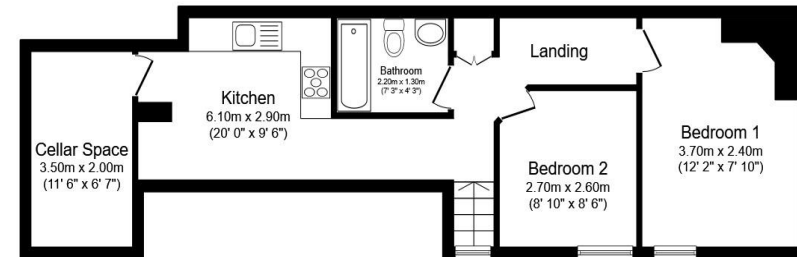
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

**£150,000**



Ground Floor



Lower Ground Floor

Total floor area 82.8 m<sup>2</sup> (891 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

  
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Property Ref:  
WST107903 - 0006

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