



4 Manser Villas, Westergate Street, Westergate PO20 3QY

£450,000 Freehold



3 Bedrooms



3 Bathrooms



3 Reception Rooms

Sw

Sims Williams

Key Features

- Character House
- Lounge With Woodburner
- Separate Dining Room
- Spacious Kitchen
- Conservatory & Cloakroom
- Bedroom 1 With En Suite Bathroom
- 2 Further Bedrooms
- 2 En Suite Shower Rooms
- Beautiful Garden
- Garage & Driveway

EPC Rating

Current = D

Potential = C

Council Tax Band

Band = D

Tenure - Freehold

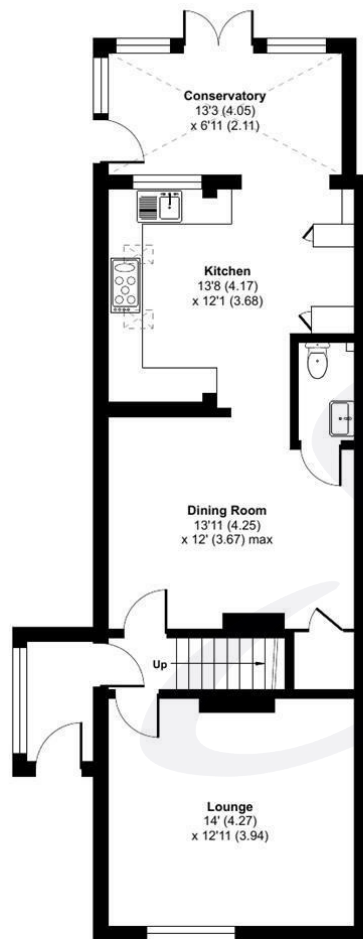


Approximate Area = 1226 sq ft / 113.8 sq m

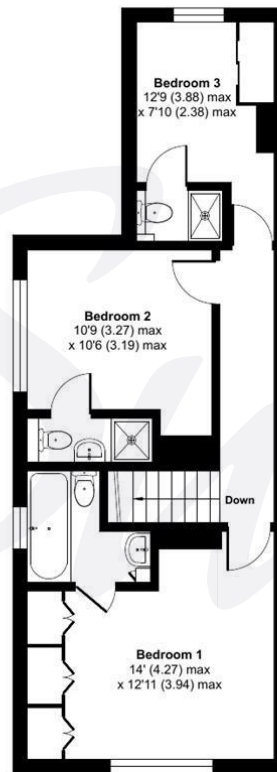
Garage = 133 sq ft / 12.3 sq m

Total = 1359 sq ft / 126.1 sq m

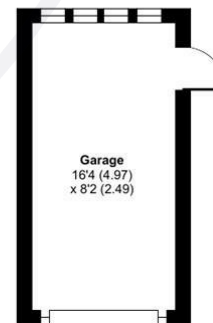
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



GARAGE



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for Sims Williams. REF: 1278085





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Viewing Strictly by arrangement via the vendor's agent Sims Williams 01243 551368. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.