



Wrights
01225 755553

Orchard Hall, Station Road, Westbury, Wiltshire, BA13 3JW

£130,000

This spacious two bedroom ground floor apartment is situated within easy reach of the town centre and close to Westbury railway station, offering direct links to London Paddington. Features include an open plan lounge/diner and kitchen, utility room, two bedrooms, modern bathroom, electric heating. PVCu double glazing and off road parking.

Sold with the benefit of no onward chain.

Situation

The property is conveniently located within easy reach of Westbury town centre and railway station. Westbury is a small medieval town located on the Western edge of Wiltshire, just 18 miles from the historic City of Bath in Somerset. The town's most famous feature is the Westbury White Horse hill carving, located on the western extremity of Salisbury Plain. The town offers a range of shopping and leisure facilities including, library, sports and leisure centre, primary and secondary schools, churches, doctors, dentist surgeries, three supermarkets, post office and the oldest swimming pool in the country. Westbury is exceptionally well positioned for all major road and railway connections with the mainline railway station offering links to London (1 hour 26 minutes), Wales and the whole of the South West of England.



Two bedroom ground floor apartment
Walking distance to town centre and railway station
Open plan lounge/diner and kitchen
Utility room

Modern bathroom

Electric heating

PVCu double glazing

Off road parking

No onward chain



The property comprises

Entrance Hall

With PVCu front door, wall mounted electric heater and PVCu double glazed window.

Lounge/Diner 19' 9" x 10' 11" (6.03m x 3.34m) max

With two wall mounted electric heaters and four PVCu double glazed windows. Open plan into...

Kitchen 7' 1" x 11' 0" (2.16m x 3.35m)

With a range of eye level and base units, work tops with tiled splash backs, sink/drain, integrated electric double oven and ceramic hob with extractor hood over, space for fridge/freezer and PVCu double glazed window.

Utility room

With tiled flooring, space for washing machine and hot water cylinder.

Bedroom 1 9' 0" x 10' 8" (2.75m x 3.25m)

With wall mounted electric heater, built in wardrobe and PVCu double glazed window.

Bedroom 2 9' 0" x 8' 6" (2.75m x 2.58m)

With wall mounted electric heater and PVCu double glazed window.

Bathroom

With tiled flooring, white suite comprising bath with mains shower over, close coupled W.C and hand basin with vanity unit, heated towel rail, extractor fan and obscured PVCu double glazed window.

Externally

Non allocated off road parking available.

Council tax

The property is currently in council tax band A.

Tenure

The property is sold with a 189 years lease which commenced in 1985. There is a peppercorn ground rent payable. We have been advised that the service charge is £130 per month.

Services

Mains electricity, water and drainage are connected. Please note that the Agent has not tested any appliances.

Broadband

Super fast broadband is available (source - Ofcom) Predicted maximum download speed - 80Mbps

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.



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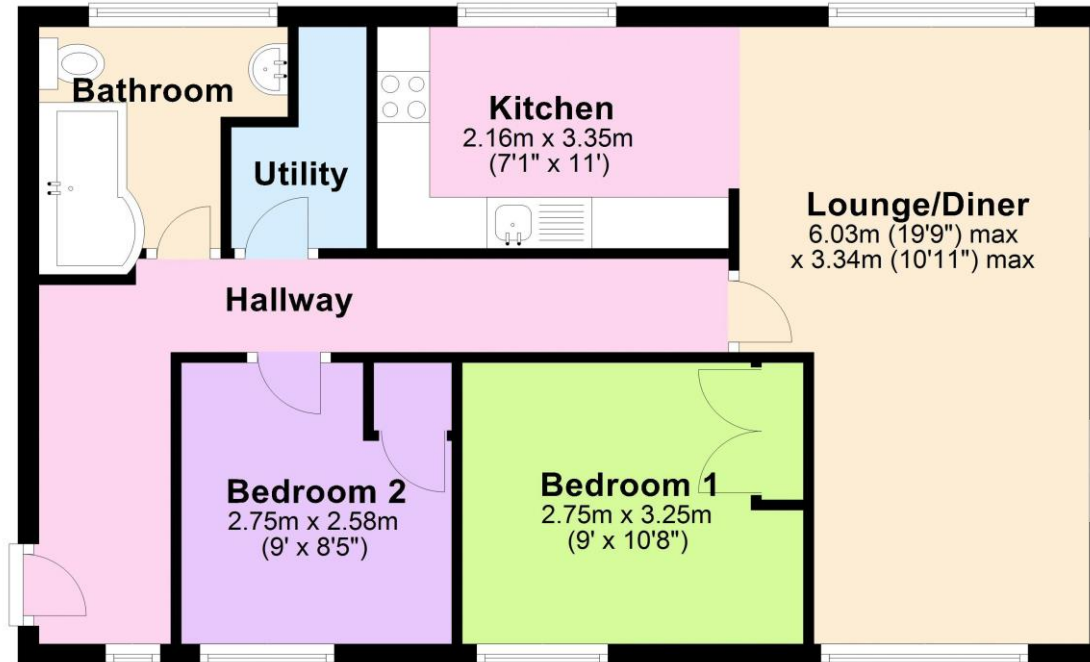
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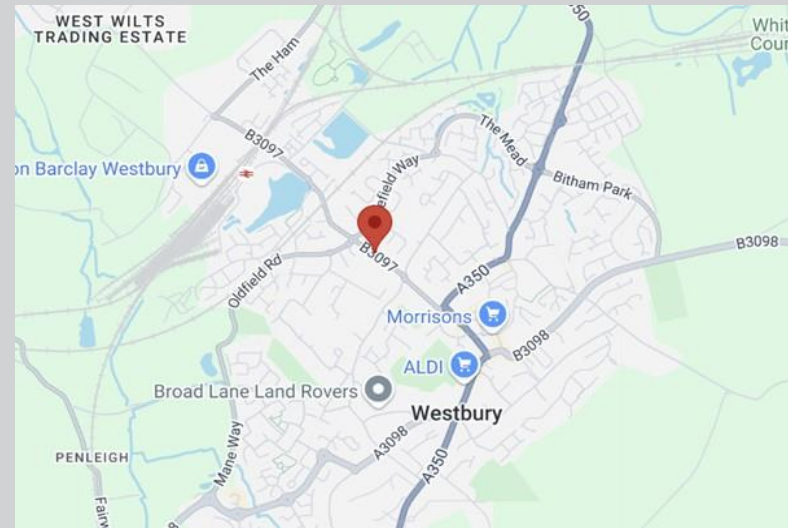
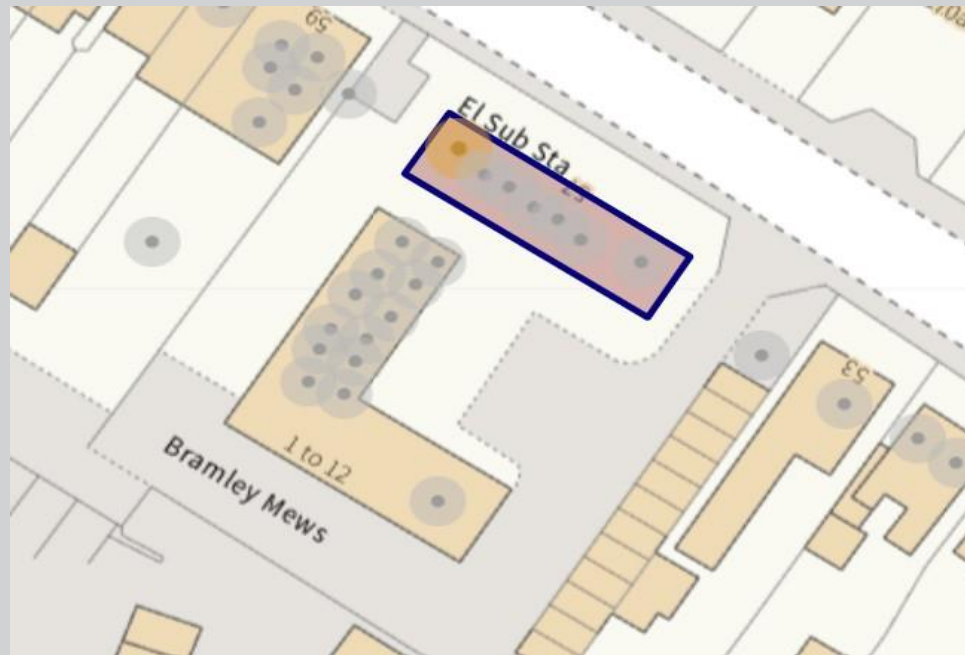
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Ground Floor

Approx. 60.8 sq. metres (654.3 sq. feet)



Total area: approx. 60.8 sq. metres (654.3 sq. feet)





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Disclaimer

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically confirmed with the Vendor's solicitor. They may however be available by separate negotiation. The room sizes are approximate and only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.