



**Wrights**  
01225 755553

Tynings Way, Lower Westwood, Bradford-On-Avon, Wiltshire, BA15 2BU

£265,000



This well proportioned two bedroom, semi detached property, offering great renovation potential is situated in the peaceful village of Westwood, just 10 minutes from the desirable town of Bradford on Avon. Features include two spacious reception rooms, two useful store rooms, and two generously sized double bedrooms.

Outside, the property boasts a large enclosed rear garden, as well as substantial front outdoor space with scope to create a driveway (subject to the necessary planning).

Sold with the benefit of no onward chain.

### Situation

The property is situated in the quiet village of Westwood, which offers a delightful blend of countryside living with easy access to local amenities including a welcoming pub, a well-regarded primary school, and beautiful surrounding landscapes, including the Avon Valley and nearby canal paths.

Only 10 minutes by car, Bradford on Avon offers a mainline railway station providing direct access to the cities of Bath, Bristol and London Waterloo. There are also two primary schools and a well regarded secondary school. The World Heritage City of Bath is also just 7 miles away, famed for its shopping, period buildings and many places of cultural interest.



**Spacious two bedroom  
semi detached property**

**Gas central heating**

**Two reception rooms**

**Two double bedrooms**

**A range of built in  
storage spaces**

**Potential to create a  
large driveway (subject  
to planning)**

**Quiet location**

**Spacious rear garden**

**Requires updating**

**No onward chain**



## The property comprises

### Ground Floor

#### Entrance Hall

With PVCu front door, radiator, stairs to the first floor and obscured PVCu double glazed window to the front.

#### Lounge 11' 6" x 12' 0" (3.51m x 3.66m)

With radiator, open fireplace and PVCu double glazed windows to the front.

#### Dining Room 8' 10" x 8' 10" (2.70m x 2.69m)

With radiator and PVCu double glazed windows to the rear.

#### Kitchen 8' 7" x 9' 0" (2.62m x 2.74m)

With a range of eye level and base units with worktops over, one and a half bowl sink/drain unit, space for cooker and PVCu double glazed windows to the rear.

#### Landing

With loft hatch and PVCu double glazed windows to the side.

#### Bedroom 1 14' 10" x 10' 0" (4.52m x 3.05m)

With a range of built in cupboards, one housing the boiler, radiator and PVCu double glazed windows to the front.

#### Bedroom 2 9' 3" x 10' 11" (2.83m x 3.32m)

With built in storage cupboard, radiator and PVCu double glazed windows to the rear.

#### Bathroom

With white suite comprising bath with mains shower over and hand basin with vanity unit, and obscured PVCu double glazed windows to the rear.

### W.C

With low levelled W.C and obscured PVCu double glazed window to the side.

### Externally

#### To the front

With a gravelled area bordered by hedging and potential to create a driveway, subject to the necessary planning permissions. A door provides convenient access to the rear of the property.

#### Side Entrance

With wooden door to the front and access to two store rooms with power.

#### To the rear

The property boasts a generous rear garden, mainly laid to lawn and complemented by a small pathway. Enclosed by fencing and hedging, the garden offers a good degree of privacy.

### Tenure

The property is sold as freehold.

### Council Tax

The property is currently in council tax band B

### Services

Mains gas, electricity, water and drainage are connected. The property is heated by a gas fired central heating boiler to radiators. Please note that the Agent has not tested any appliances.

### Broadband

Superfast broadband is available (source - Ofcom) Predicted maximum download speed - 20 Mbps



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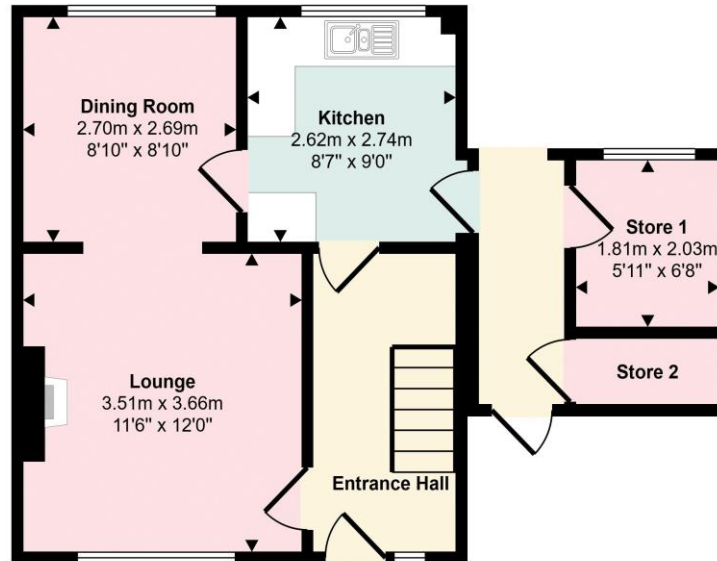


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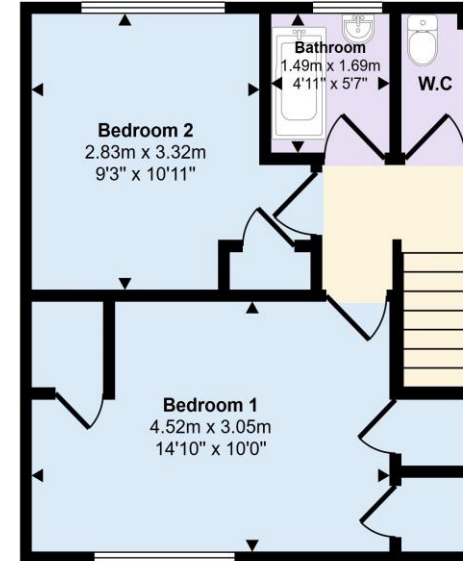
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Approx Gross Internal Area  
82 sq m / 880 sq ft



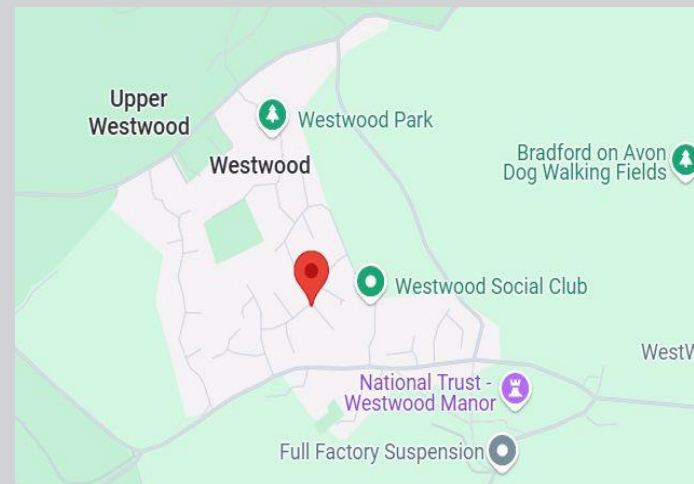
Ground Floor  
Approx 46 sq m / 492 sq ft



First Floor  
Approx 36 sq m / 388 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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## Disclaimer

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