



## 69 Gloucester Walk

Westbury BA13 3XF

- Very Well-Presented, Modern One Bedroom House in a Small Cul-de-Sac
- Living Room
- Shower Room
- Gas Central Heating
- Two Off Road Parking Spaces
- Edge of Town Close to Shops, Bus Route, Train Station & White Horse
- Kitchen/Breakfast Room with Integrated Appliances
- UPVC Double Glazing
- South Facing Garden
- No Onward Chain

**Offers Over £170,000**





## ACCOMMODATION

All measurements are approximate

### Living Room

14'3 x 11'9 (4.34m x 3.58m)

Obscured UPVC double glazed door to the front. UPVC double glazed window to the front. Radiator. Stairs to the first floor. Wood effect flooring. Television point. Hive. Opening to the:

### Refitted Kitchen/Breakfast Room

11'9 x 8'1 (3.58m x 2.46m)

UPVC double glazed window to the rear. Radiator. Range of modern shaker style wall, base and drawer units with wood effect work surfaces. Single sink drainer unit with mixer tap. Built-in stainless steel electric oven and four-ring hob with glass splash-back and stainless steel extractor hood over. Integrated washing machine and fridge/freezer. Breakfast bar. Wood effect flooring. UPVC double glazed door to the rear.



## FIRST FLOOR

### Landing

Smoke alarm. Panelled doors off and into:

## Bedroom

12'11 x 8'7 (3.94m x 2.62m)  
UPVC double glazed window to the front. Radiator. Built-in wardrobes. Over-stairs storage cupboards. Access to loft space. Picture rail.

## Refitted Shower Room

Obscured UPVC double glazed window to the rear. Chrome towel rail. Modern three piece white suite with part tiled surrounds comprising large shower cubicle with mains shower over and sliding doors enclosing, pedestal wash hand basin and w/c with dual push flush. Vinyl flooring. Shaving point and light. Door to large airing cupboard housing combi boiler and shelving.

## EXTERNALLY

### To The Front

Path to the front door with entrance light. Gravel borders with shrubs. Two parking spaces.

### To The Rear

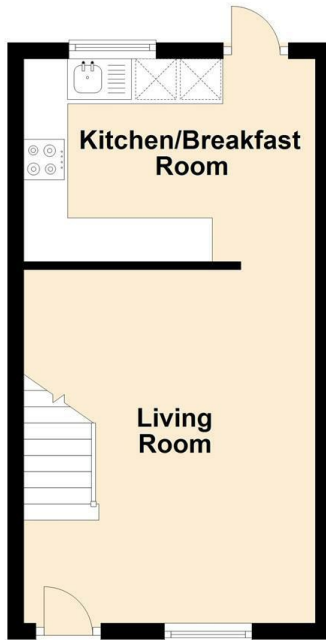
Enclosed south facing garden comprising patio area to the immediate rear, area laid to lawn, gravel border and a variety of plants and shrubs. Storage area to the side. Garden shed. All enclosed by fencing with gated pedestrian access to the front.



Tenure **Freehold**  
Council Tax Band **A**  
EPC Rating

### Ground Floor

Approx. 25.0 sq. metres (269.4 sq. feet)

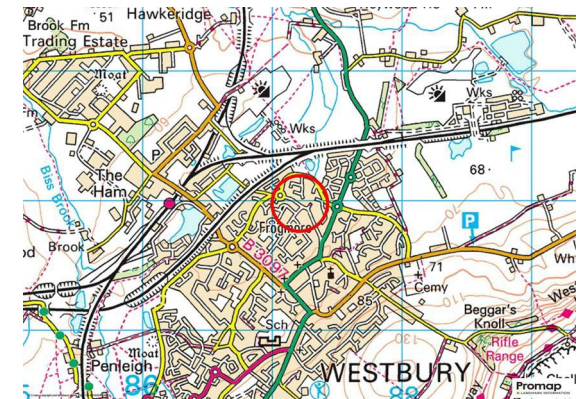
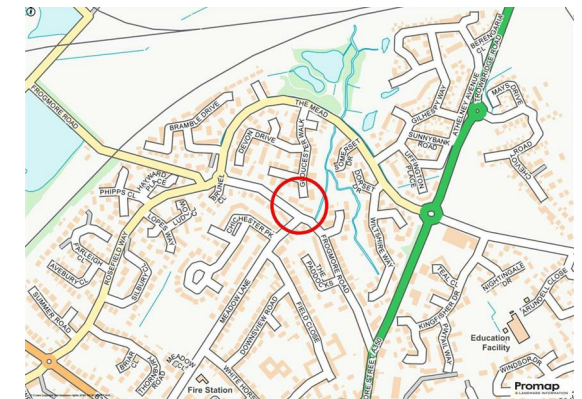


### First Floor

Approx. 20.1 sq. metres (216.8 sq. feet)



Total area: approx. 45.2 sq. metres (486.2 sq. feet)



  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.