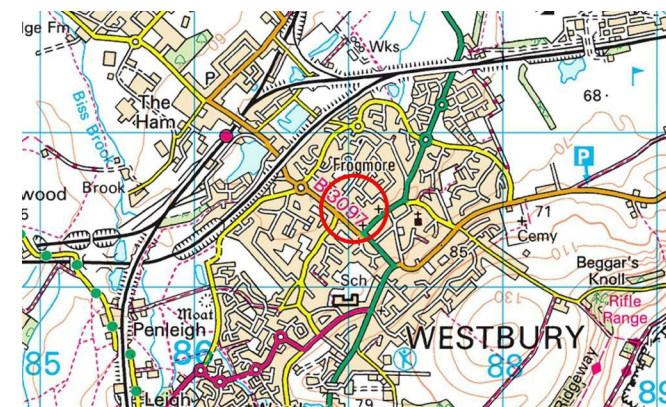


## 1 Wessex Walk , Westbury BA13 3DX

A fantastic opportunity to purchase a one DOUBLE bedroom house tucked away in small cul de sac boasting open plan garden and off road parking for up to two vehicles. This ideal first time or buy to let purchase features separate living room, shaker style kitchen, bathroom with shower and double bedroom with built-in wardrobe. The property also features upgraded gas central heating system and no onward chain. Viewing is highly recommended.

**Guide Price £180,000 Freehold**



Local Authority **Wiltshire Council**  
Council Tax Band **A**  
EPC Rating **C**

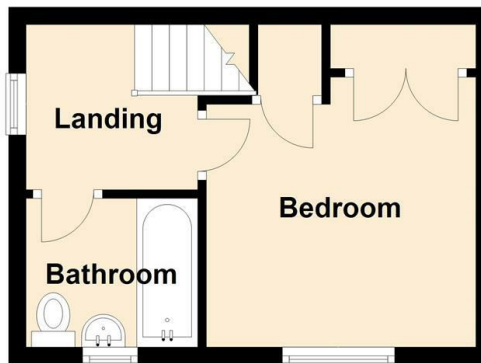
### Ground Floor

Approx. 19.1 sq. metres (206.0 sq. feet)



### First Floor

Approx. 19.1 sq. metres (206.0 sq. feet)



Total area: approx. 38.3 sq. metres (412.1 sq. feet)



**KINGSTONS**

**Trowbridge Office**

5C-5D Fore Street, Wiltshire,  
BA14 8HD

#### Contact

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sales@kingstonstrowbridge.co.uk  
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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.

### ACCOMMODATION

All measurements are approximate

#### Living Room

12'0" x 10'9"

Panelled door to the front. Window to the front. Storage heater. Stairs to the first floor with recess under. Wood effect flooring. Television point. Doorway to the:

#### Kitchen

12'0" x 5'9"

Windows to the front and side. Storage heater. Range of shaker style wall and base mounted units with tiled splash-backs and rolled top work surfaces. Stainless steel one and a half bowl sink drainer unit with mixer tap. Built-in stainless steel electric oven and four-ring hob with stainless steel splash-back and extractor hood over. Plumbing for washing machine. Space for under counter fridge and freezer. Tiled flooring.

### FIRST FLOOR

#### Landing

Window to the side. Access to loft space.

#### Bedroom

10'2" x 10'2"

Window to the front. Electric heater. Built-in double wardrobe. Airing cupboard housing combi boiler and shelving.

#### Bathroom

Obscured glazed window to the front. Modern three piece white with tiled surrounds comprising panelled bath with Mira electric shower over, pedestal wash hand basin and w/c with dual push flush. Wood effect vinyl flooring.

### EXTERNALLY

#### To The Front

Path to the front door with storm porch over. Area laid to lawn with plants and tree. Additional area with trees, shrubs and garden shed. Space for bins.

#### Parking

Tandem parking spaces.