



## 31 Bremeridge Road

Westbury BA13 3UD

A very well-presented and updated, modern two bedroom end of terrace house located within a small cul-de-sac on the edge of Westbury close to shops, bus route, train station and Westbury White Horse. The modern interior boasts living room, modern kitchen/diner and modern bathroom. Features include UPVC double glazing (fitted 2021), electric heating, solar panels, enclosed gardens and driveway providing parking for two vehicles. Vendor suited with no onward chain - ideal first time purchase or buy to let.

**Guide Price £210,000**







## ACCOMMODATION

All measurements are approximate.

### Entrance Porch

Obscured double glazed, composite door to the front. Vinyl flooring. Glazed door and side panel window to the:

### Living Room

13'8 x 12'2 (4.17m x 3.71m)  
UPVC double glazed window to the front. Two electric heaters. Television point. Stairs to the first floor. Doorway and window aperture to the:

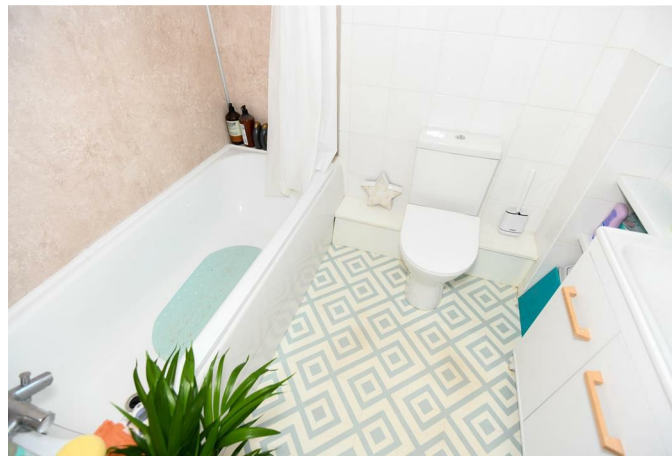
### Kitchen/Diner

13'8 x 9'6 (4.17m x 2.9m)  
UPVC double glazed window and French doors to the rear. Range of modern base and drawer units with metro tiled splash-backs and Zenith compact work tops. Built-in electric oven and four-ring hob with extractor over. Integrated dishwasher. Plumbing for washing machine. Wood effect flooring and inset ceiling spotlights.

## FIRST FLOOR

### Landing

Access to loft space. Electric heater. Doors off and into:



### Bedroom One

10'5 x 10'3 (3.18m x 3.12m)  
Two UPVC double glazed windows to the front. Electric heater. Feature panelled wall with built-in shelving. Built-in wardrobe.

### Bedroom Two

11'3 x 7'6 max (3.43m x 2.29m max)  
UPVC double glazed window to the rear. Electric panel heater.

### Refitted Bathroom

Obscured UPVC double glazed window to the rear. Three piece white suite with aqua-board and tiled surrounds comprising panelled bath with rain-fall shower over and additional shower attachment, wash hand basin and w/c with dual push flush. Built-in cupboards and shelving. Vinyl flooring.

### EXTERNALLY

#### To The Front

Outside light. Areas laid to loose stone chippings with hedgerow. Driveway providing off road parking for two vehicles. Gated pedestrian access to the rear.

#### To The Rear

Enclosed rear garden with private aspect comprising raised patio area to the immediate rear, steps down to

area laid to lawn, built-in corner seat and raised beds with a variety of plants and shrubs. Additional garden area laid to loose stone chippings and garden shed. Outside light. All enclosed by fencing.

### SOLAR PANELS:

details to be confirmed

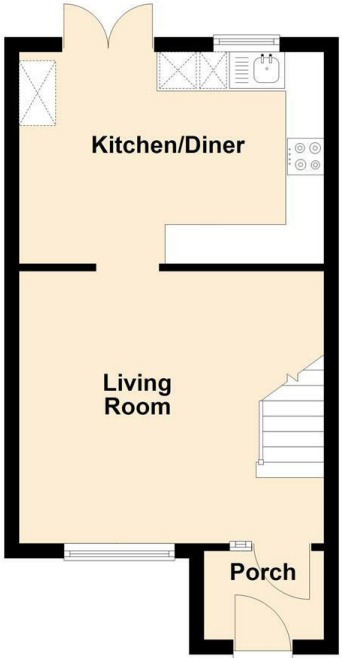




Tenure **Freehold**  
Council Tax Band **B**  
EPC Rating **D**

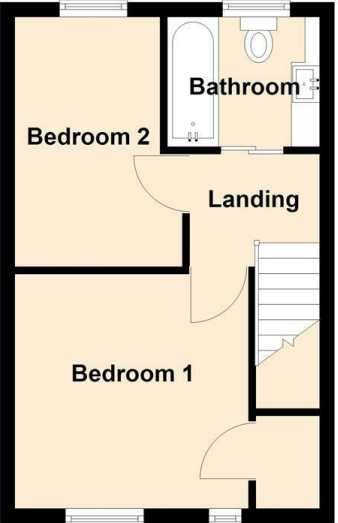
**Ground Floor**

Approx. 30.1 sq. metres (324.1 sq. feet)

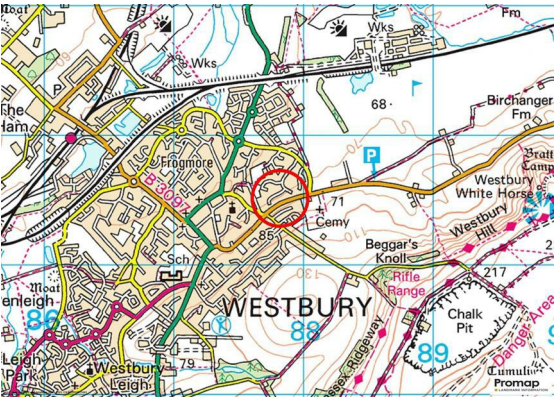
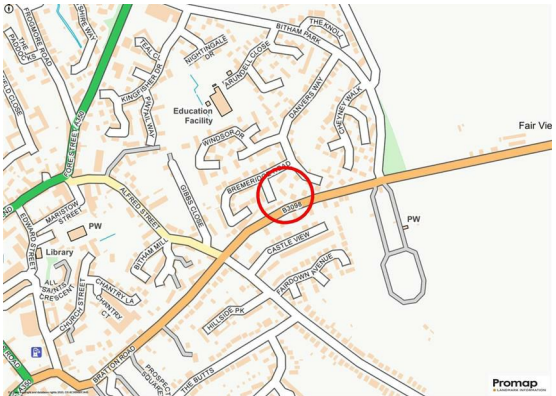


**First Floor**

Approx. 28.0 sq. metres (300.9 sq. feet)



Total area: approx. 58.1 sq. metres (625.0 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.