

TOWN & COUNTRY
ESTATES



Athelney Avenue, Westbury, Wiltshire BA13 3GU

£249,950

LOCATION

Westbury is a small medieval town that lies not far from its famous White Horse hill-carving at the western extremity of Salisbury Plain. Westbury offers a range of shopping and leisure facilities including, library, sports centre, schools, churches, doctors, dentist surgeries, post office and the oldest swimming pool in the country. The main railway line has fantastic links to Bath, Bristol and London. Travelling by car to Salisbury, Bristol and Swindon takes approximately one hour making it very desirable for commuters.

DESCRIPTION

NO ONWARD CHAIN Situated in the modern White Horse View development, on the Trowbridge side of Westbury, this superb, two double bedroom semi-detached home approaches the market in immaculate order. Boasting a kitchen with integrated appliances, 'B' rated energy assessment, parking for two cars and an attractive low maintenance rear garden. The accommodation comprises an entrance hall, living room, kitchen/dining room, cloakroom toilet, two double bedrooms and family bathroom.

ENTRANCE HALL

You enter the property through a composite entrance door with glazed panel and a double glazed window above. There is a radiator and doors to living room and cloakroom toilet.

CLOAKROOM

With a close coupled WC, pedestal basin with chrome mixer tap and tiled splash back, radiator and an extractor fan.

LIVING ROOM

14'5" x 13'1"

The living room has a UPVC double glazed window with fitted blinds to the front, TV point, telephone point, two radiators, thermostat heating controls, stairs to the first floor and a door to the kitchen/diner.

KITCHEN/DINING ROOM

14'5" x 9'2"

UPVC double glazed French doors and windows to the rear flood this room with lots of natural light, the immaculate kitchen offers a range of matching base and wall units with square edge work surfaces, matching upstands and an inset sink with chrome mixer tap, built in fan assisted electric oven, inset ceramic hob with splash back and extractor fan with light over, integrated appliances including a fridge/freezer, washing machine and dishwasher, there is a useful storage cupboard, radiator and porcelain tiled flooring. Concealed in a cupboard is a wall mounted gas boiler.

FIRST FLOOR LANDING

There is a UPVC double glazed window with fitted blinds to the side and doors to both double bedrooms and the bathroom.



BEDROOM ONE

11'1" x 10'9"

UPVC double glazed window with fitted blinds to the front, large built-in wardrobe, TV point, radiator, thermostat heating controls and access to the loft.

BEDROOM TWO

11'1" x 7'10"

UPVC double glazed window with fitted blind to the rear and a radiator.

BATHROOM

The modern bathroom has an obscure UPVC double glazed window with fitted blind to the rear, a panelled bath with chrome mixer tap, wall mounted mains shower, glazed screen and attractive tiled splash backs, close coupled WC, pedestal basin with chrome mixer tap and tiled splash backs, LED wall hung mirror, radiator and an extractor fan.

EXTERIOR

FRONT

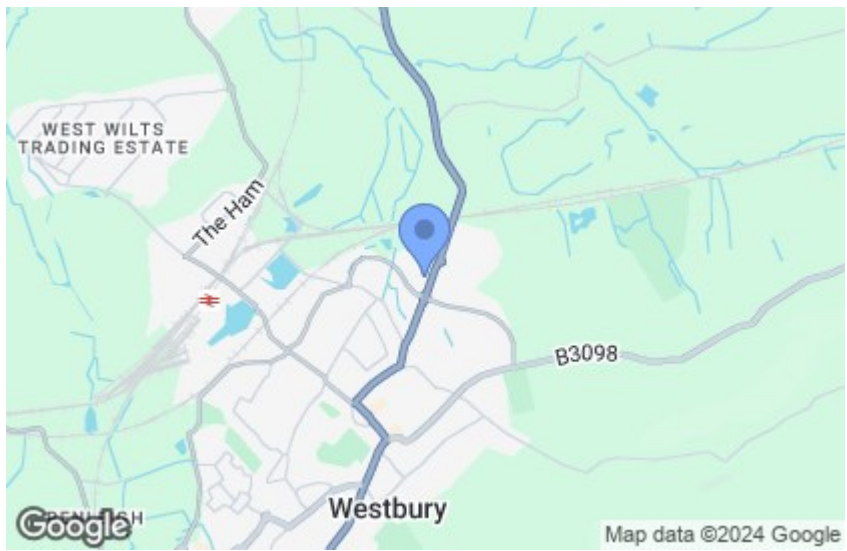
To the front of the property is two car parking spaces, outside light and path to a gate to the rear garden.

REAR GARDEN

The low maintenance modern rear garden is enclosed to all boundaries by high wooden fencing, there is paved patio with a path separating two artificial lawns boarded by wooden sleeper edging, a storage shed, outside light, tap and a gate to the side.

ADDITIONAL INFORMATION

Council Tax Band - B







GROUND FLOOR
333 sq.ft. (30.9 sq.m.) approx.



1ST FLOOR
326 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA : 659 sq.ft. (61.2 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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