

TOWN & COUNTRY
ESTATES



Oldfield Park, Westbury, Wiltshire BA13 3LQ

£220,000

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. The town offers a range of shopping and leisure facilities including a 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 the area very desirable for commuters.

DESCRIPTION

A well presented three bedroom terrace home, set back from the road behind an open green, within close walking distance to local shops, Schools and Westbury's mainline railway station. The recently updated accommodation comprises an entrance hall, lounge, dining room, kitchen, W.C, rear hall and work shop. On the first floor there two double bedrooms, a large single bedroom and a modern bathroom. Further benefits include Upvc double glazing and a generous size, private rear garden with side access.

ENTRANCE HALL

You enter through a Upvc double glazed door, there are stairs leading to the first floor and doors to the living room and dining room.

LIVING ROOM

The dual aspect living room has a Upvc double glazed window to the front, Upvc patio doors to the garden, a feature open fire with stone surround and tiled hearth, night storage heater, T.V point, telephone point and a door to the kitchen.

DINING ROOM

There is a Upvc double glazed window to the front, wooden parquet flooring, night storage heater and serving hatch to the kitchen.

KITCHEN

There is a Upvc double glazed window to the rear, the refitted kitchen comprises a range of high gloss matching base and wall units, concept edge work surfaces, tiled splashbacks, stainless steel inset sink unit and mixer tap, plumbing for dishwasher, space for fridge freezer, built in electric halogen hob with fan assisted oven and extractor over, a half obscure glazed Upvc double glazed door to rear hall and doors to the under stairs cupboard and W.C.

W.C

The useful downstairs toilet has an obscure window to the side and a low level W.C.

LEAN TO

There is a half glazed door to the garden, door to the side passage and door to workshop.



WORKSHOP

There is a Upvc double glazed window to the side, plumbing for a washing machine, space for tumble dryer and space for freezer.

LANDING

There is a Upvc window to the rear, night storage heater and doors to all bedrooms and the bathroom.

BEDROOM ONE

There is a Upvc window to the front, and a built-in cupboard.

BEDROOM TWO

There is a Upvc window to the front, a built in wardrobe and an airing cupboard, with hot water tank.

BEDROOM THREE

There is a Upvc window to the rear.

BATHROOM

The recently modernised bathroom has an obscure Upvc double glazed window to the rear, a panelled bath with electric shower over, low level W.C, pedestal wash hand basin, tiled splashbacks and access to loft space

EXTERIOR

FRONT

There is a well kept communal green to the front of the property, the front garden is enclosed by a wooden picket fence, with a gate opening to a path to the front door.

REAR GARDEN

The private rear garden is enclosed to all boundaries and offers ample external space, immediately laid to well maintained decking ideal for entertaining, the garden also offers a lawn area, a feature pond a decorative graveled area and greenhouse. Gated access leads to the front of the property.

ADDITIONAL INFORMATION

COUNCIL TAX BAND - B

EPC - to follow

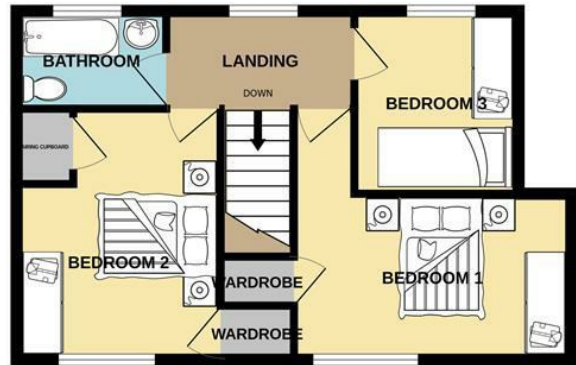






GROUND FLOOR
576 sq.ft. (53.5 sq.m.) approx.

1ST FLOOR
428 sq.ft. (39.7 sq.m.) approx.



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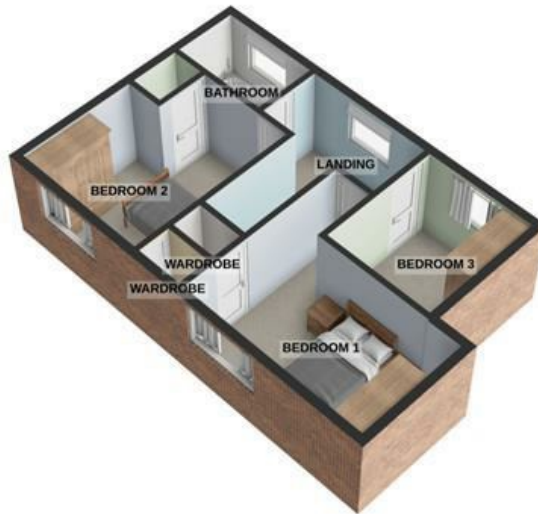
TOTAL FLOOR AREA : 1004 sq.ft. (93.3 sq.m.) approx.

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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