



Connells

Warminster Road
WESTBURY



Property Description

Ideally positioned for access to nearby amenities & Westbury High Street a short walk away, is this Two Bed Character Cottage.

The property retains some character features including fire places and beams to ceiling and comprises Lounge, Kitchen, Bedrooms & Shower Room.

Outside there is an Enclosed Garden.

Viewing recommended, would make a great investment or first time buy opportunity.

Entrance

Door to side aspect. Opens into Lounge.

Lounge

Window to side. Open fire place with log burner. Exposed beams to ceiling & wall. Stairs rising to first floor with cupboard under. Doors to Kitchen.

Kitchen

Dual aspect with windows to front and side. Comprising base & drawer units with work surfaces over & splashback tiling. Inset sink and drainer. Built in oven and inset hob. Space for under counter appliance. Space for fridge freezer. Feature window seat.

Landing

Stairs from ground floor. Doors to Bedrooms & Bathroom. Feature beams.

Bedroom One

Window to side aspect. Radiator. Fire place with exposed brick chimney breast.

Bedroom Two

Window to front. Radiator.

Bathroom

Window to side. Suite comprising shower cubicle with tiling, wash hand basin and low level wc. Radiator. Part wood panelled walls. Extractor fan.

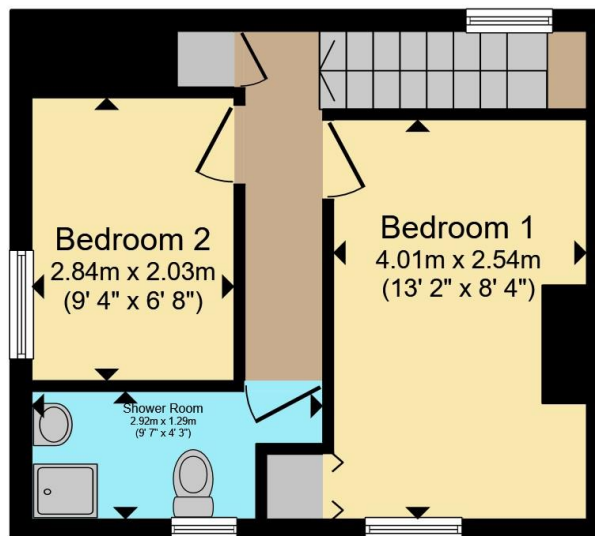
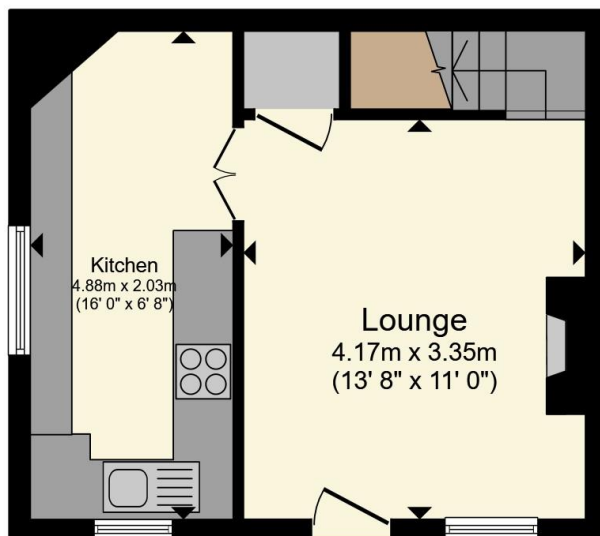
Garden

There is an area on the right of the property laid to gravel with fenced boundary.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer has been accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed the fee can not be refunded, even if the property purchase does not go ahead.





Total floor area 54.5 m² (586 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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11 Fore Street
TROWBRIDGE BA14 8HA

EPC Rating: D Council Tax
Band: A

view this property online connells.co.uk/Property/TWB307940



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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