



**Penny Farthing Row, Westbury BA13 3TP**

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## **Penny Farthing Row, Westbury**

This modern two-bedroom home sits on the edge of Westbury in popular Westbury Leigh and comes with NO ONWARD CHAIN. It offers a fitted kitchen, a bright living room with garden access, and two bedrooms plus a bathroom upstairs. Outside, there's an enclosed garden with a shed and allocated parking.

### **Ground Floor**

#### **Entrance Hall**

A welcoming hallway greets you with a handy storage cupboard, smart laminate flooring, and a warm radiator.

#### **Kitchen**

A bright fitted kitchen sits at the front of the home, featuring a double-glazed window, modern wall and base units, and a sink with drainer. It offers an integrated double oven, four-ring gas hob with extractor, plumbing for a washing machine, and space for a fridge-freezer. The Worcester boiler is neatly housed in its own cupboard for convenience.

#### **Living Room**

A spacious and welcoming living room featuring double-glazed French doors opening onto the rear garden, with stairs rising to the first floor and useful under-stairs storage. A TV point and radiator complete this comfortable and versatile space.

### **First Floor**

#### **Landing**

Landing attaching to all first floor areas, with a useful airing cupboard housing the water tank and access to the loft.

#### **Master Bedroom**

A peaceful master bedroom overlooking the rear garden, featuring a double-glazed window, a built-in wardrobe, and a radiator for year-round comfort.

#### **Bedroom Two**

A bright and comfortable second bedroom at the front of the home, featuring a double-glazed window and a radiator for added warmth.

#### **Bathroom**

A well-presented family bathroom featuring a frosted double-glazed window to the front, complete with a WC, wash hand basin, and a bathtub with shower over, all warmed by a fitted radiator.



## Outside

### Garden

A delightful enclosed rear garden offering a patio area perfect for outdoor dining, a neatly maintained lawn, and a wooden storage shed. Surrounded by attractive fence panels, the garden also features a wooden gate leading to a peaceful tree-lined lane, providing convenient rear access to the property.

### Parking

One allocated parking space to the front of the property.



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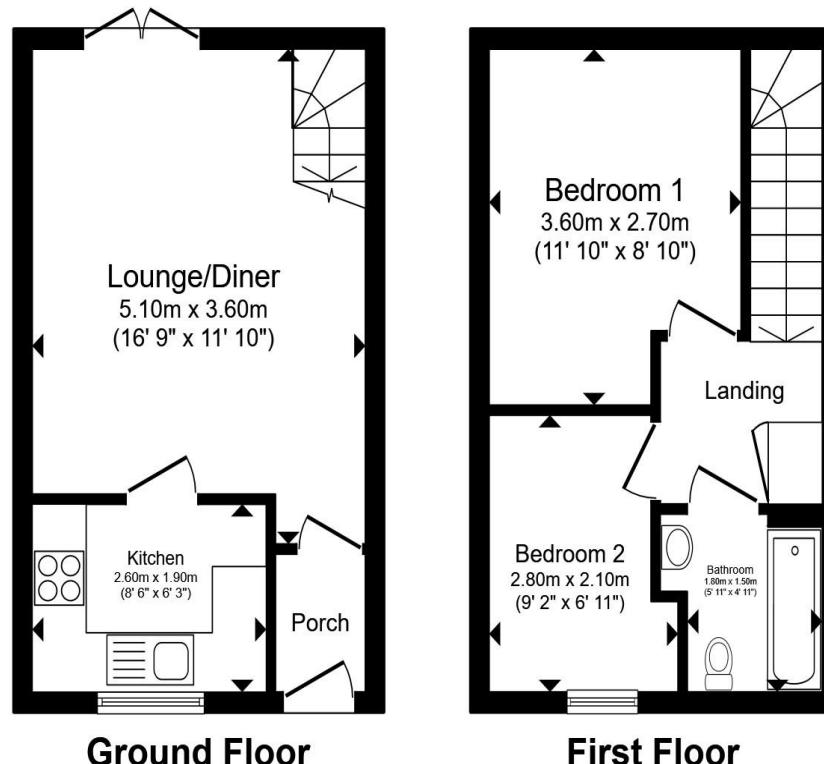
## Penny Farthing Row, Westbury

- NO ONWARD CHAIN
- Two Bedroom House
- Plenty Of Storage
- Allocated Parking
- Enclosed Garden With Rear Access

Tenure: Freehold EPC Rating: C

Council Tax Band: B

**£190,000**



Total floor area 48.1 m<sup>2</sup> (518 sq.ft.) approx

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