



Westbury Road, Edington Westbury BA13 4QG

welcome to

Westbury Road, Edington Westbury

A charming four-bedroom character cottage in the beautiful village of Edington, offering fantastic potential. The property features two reception rooms, a spacious kitchen, large garden that is not overlooked, and driveway parking. Located close to countryside walks and offered with no onward chain.

Ground Floor

Entrance Room

The front door leads into a spacious entrance hall with high ceilings featuring wooden beams and a window to the front and rear.

Dining Room

The dining room follows on from the entrance room and features generous dimensions and offers access to the lounge via stairs. Aesthetically the space benefits from a log burner and exposed brickwork to create a cosy atmosphere. The dining room also features a large window to the front aspect of the property.



First Floor

Lounge

Wonderful character features on display inclusive of a log burner and wooden beams. The room also benefits from a window on either side of the room creating a bright and inviting atmosphere.

Kitchen

The large kitchen featuring a large window and benefits from a mixture of base level and eye level cabinetry providing plenty of storage throughout. There is under counter space for a washing machine & dishwasher and space for a standing fridge freezer. The kitchen houses an electric oven & hob and features a ceramic sink with a draining board.

Cloakroom

A cloakroom is positioned beside the kitchen, featuring a toilet and sink basin along with a window allowing for natural light.





Second Floor

Bedroom Four

The fourth bedroom features a large window overlooking the front of the house and features wooden ceiling beams. The space is well proportioned for a single bed and a wardrobe.

Bedroom Two

The second bedroom is well proportioned and features built in storage alongside a side window. There is also a shelf built into the wall stretching around the room which can be used to display decorations and photographs.

Bathroom

The bathroom features a bathtub, shower, toilet and sink basin. The room has storage built in around the room and benefits from a large window overlooking the garden.



Third Floor

Bedroom One

The main bedroom is a large size featuring a large window overlooking the front of the property and welcoming in much natural sunlight.

Bedroom Three

The third bedroom has a window overlooking the rear garden allowing a large amount of natural light in to brighten up the space.

Agent Note:

This property is currently awaiting grant of probate.



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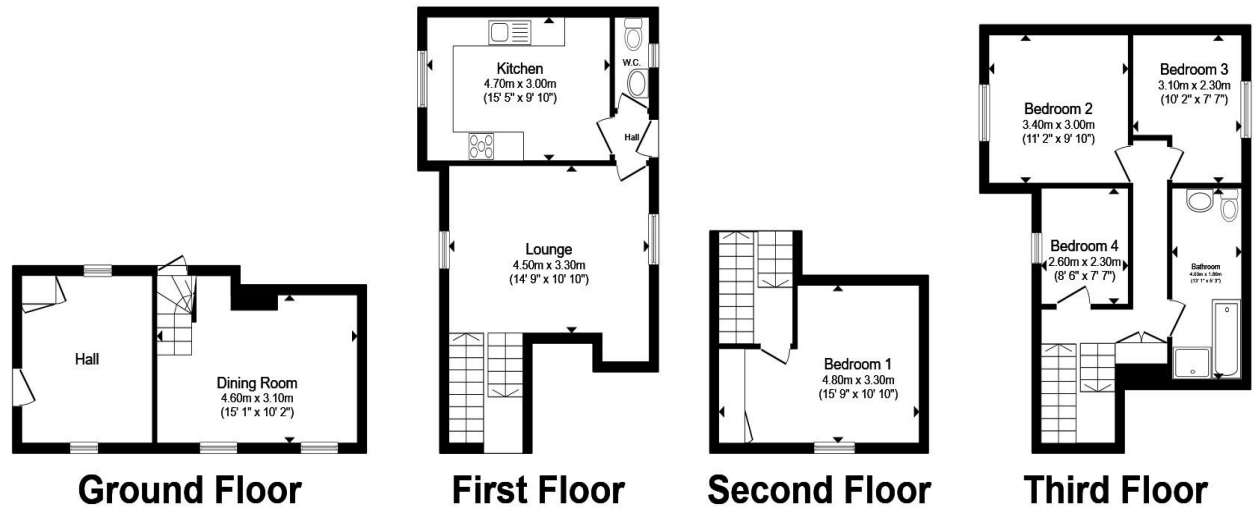
Westbury Road, Edington Westbury

- No Chain
- Character features throughout
- Large private garden
- Two large reception rooms
- Countryside location with lovely walks

Tenure: Freehold EPC Rating: F

Council Tax Band: F

£475,000



Total floor area 118.4 m² (1,274 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

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Property Ref:
WST108076 - 0008

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