TOWN&COUNTRY
ESTATES

6 Marlborough Court, Westbury, Wiltshire, BA13 3FF

£1,250 PCM

DESCRIPTION

Available now! A well-presented three-bedroom terraced home, conveniently located within easy reach of the town centre and its amenities. The accommodation comprises an entrance hall, lounge, kitchen and cloakroom to the ground floor, with three bedrooms and a family bathroom upstairs. Further benefits include UPVC double glazing, gas central heating, two allocated parking spaces and front and rear gardens.

ENTRANCE HALL

The entrance hall features laminate flooring, a built-in doormat, radiator, telephone point, thermostat controls, smoke alarm and useful storage cupboard. Stairs rise to the first floor.

LOUNGE

14'3" x 11'6"

The lounge benefits from a double-glazed window and French-style doors opening onto the rear garden, together with a radiator and TV and telephone points.

KITCHEN

10'0" x 9'5"

The kitchen features a double-glazed window to the front and a range of matching wall and base units with attractive Beech Block-effect worktops. There is a stainless steel 1½-bowl inset sink with chrome mixer tap. Further benefits include a newly fitted electric oven, hob and extractor.

CLOAKROOM

The cloakroom comprises a dual-flush close-coupled W.C, wall-mounted vanity wash hand basin, tiled splashbacks, wall light, extractor fan and radiator.

BEDROOM ONE

14'3" x 9'5"

Bedroom One benefits from two double-glazed windows to the rear, a built-in double wardrobe, TV point and radiator.

BEDROOM TWO

10'2" x 7'1"

Bedroom Two benefits from a UPVC double-glazed window and radiator.

BEDROOM THREE

9'5" x 6'9"

In Bedroom Three there is a double glazed window and radiator.

BATHROOM

The bathroom comprises a panelled bath with chrome mixer tap, chrome power shower and glass shower screen, pedestal wash hand basin with chrome monobloc tap and dual-flush close-coupled W.C. Further features include tiled splash backs, extractor fan, chrome heated towel rail and shaver socket with light.

EXTERIOR

FRONT GARDEN

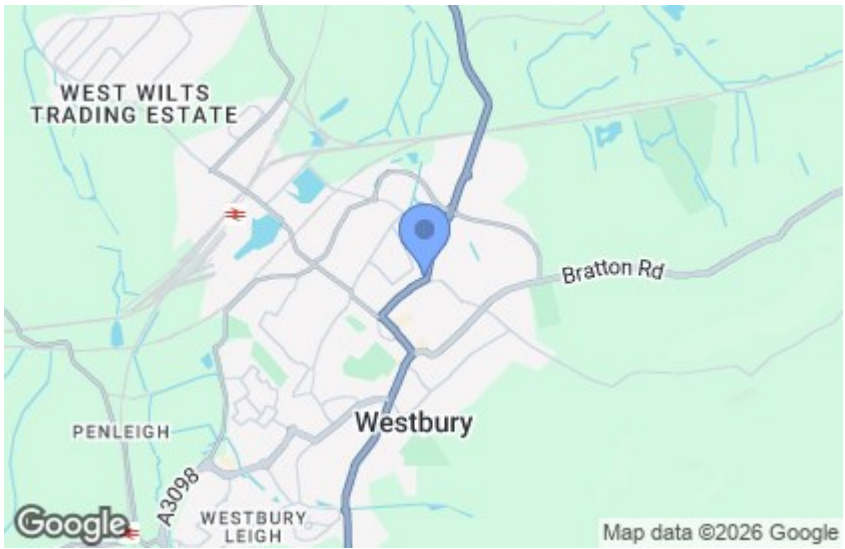
The front of the property features a covered entrance porch with a pathway leading to the front door, a low-maintenance chipping area and two allocated parking spaces. An outside tap is also provided.

REAR GARDEN

The enclosed rear garden is well designed for low-maintenance outdoor living, featuring a paved patio, decking area and artificial lawn. The garden is enclosed by close-board fencing and benefits from an outside light.

ADDITIONAL INFORMATION

Council tax band C



1ST FLOOR
APPROX. FLOOR
AREA 381 SQ.FT.
(35.4 SQ.M.)

GROUND FLOOR
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TOTAL APPROX. FLOOR AREA 762 SQ.FT. (70.8 SQ.M.)

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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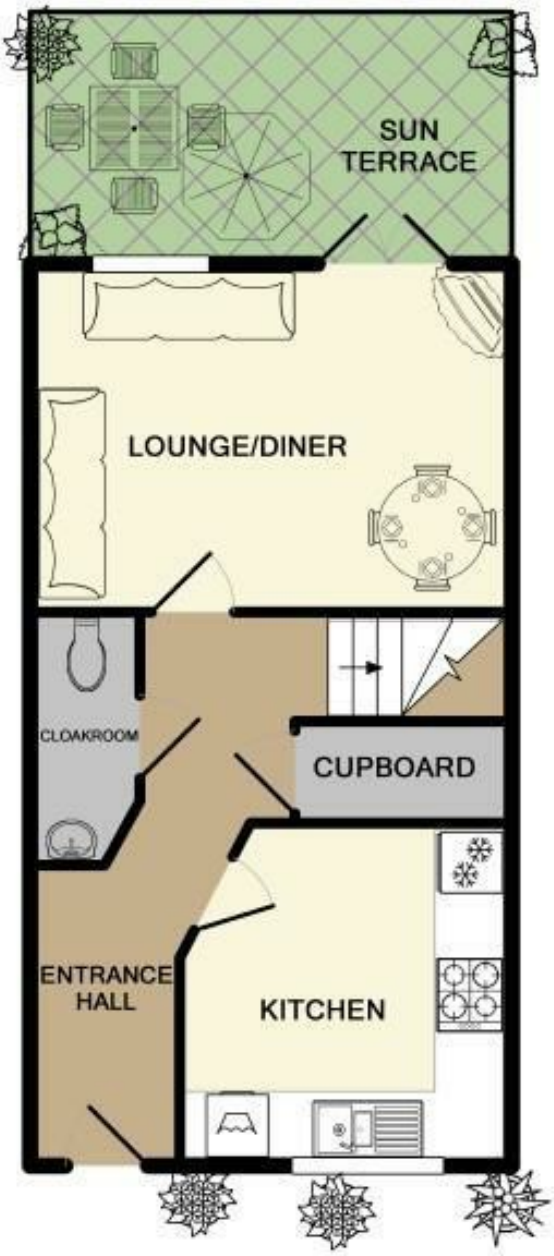

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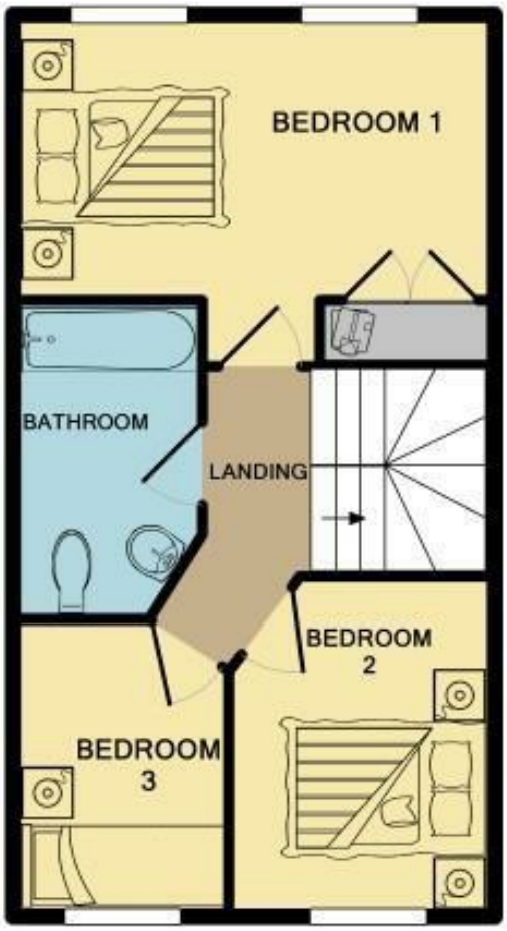

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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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