

TOWN & COUNTRY
ESTATES



Marlborough Court, Westbury, Wiltshire BA13 3FF

Offers In Excess Of £280,000

DESCRIPTION

NO ONWARD CHAIN A newly renovated three bedroom end-terraced property conveniently located for the town's amenities. The accommodation comprises an entrance hall, lounge, kitchen, cloakroom, three bedrooms and family bathroom. Further benefits to the property include UPVC double glazing, gas central heating, two allocated parking spaces, front and rear gardens.

ENTRANCE HALL

There are stairs leading to the first floor, laminate flooring, telephone point, thermostat controls, smoke alarm, storage cupboard and radiator.

LOUNGE/DINER

14'3" x 11'6"

There is a double glazed window and French style doors to the rear, radiator, T.V and telephone points.

KITCHEN

10'0" x 9'5"

There is a double glazed window to the front, a range of matching base and wall units with laminate worksurfaces, stainless steel sink unit with chrome mixer tap, built in fridge freezer and dishwasher, space for washing machine/dryer, laminate flooring, built in spotlights, built in fan assisted oven with gas hob, extractor fan and light over.

CLOAKROOM

There is a dual flush close couple W.C, wall mounted vanity wash hand basin, wall light, extractor fan, tiled splash backs, radiator.

BEDROOM ONE

14'3" x 9'5"

There are two UPVC double glazed windows to the rear, built in double wardrobe, T.V point and radiator.

BEDROOM TWO

10'2" x 7'1"

There is a UPVC double glazed window and radiator.

BEDROOM THREE

9'5" x 6'9"

There is a UPVC double glazed window and radiator.

BATHROOM

The bathroom comprises an obscured UPVC double glazed window, paneled bath with chrome mixer tap, chrome power shower and glass shower screen, pedestal wash hand basin with chrome mono bloc tap, dual flush close couple W.C, tiled splash backs, extractor fan, chrome heated towel rail, shaver socket and light.

EXTERIOR

FRONT GARDEN

There is a covered porch, blocked paving, two allocated parking spaces, outside tap.

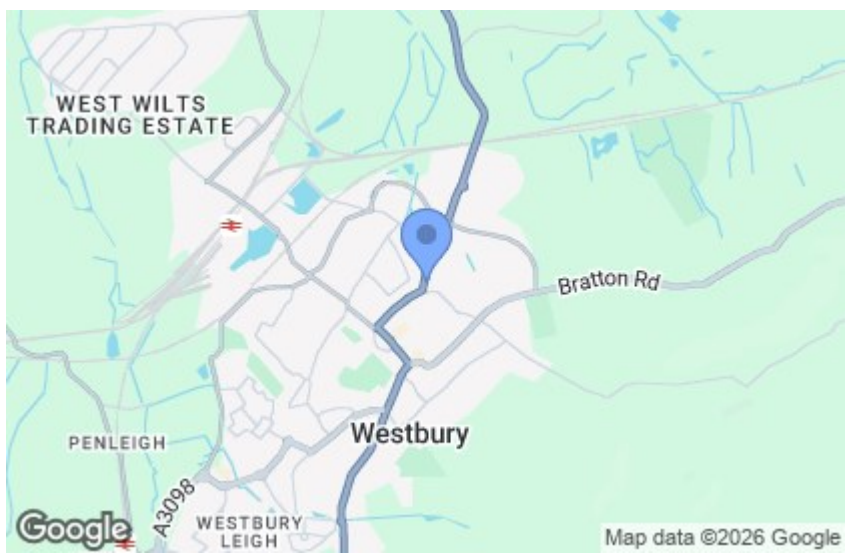


REAR GARDEN

The rear garden is enclosed by close board fencing and benefits from a paved patio, decking area, artificial lawn, outside light, power sockets and gated rear access.

ADDITIONAL INFORMATION

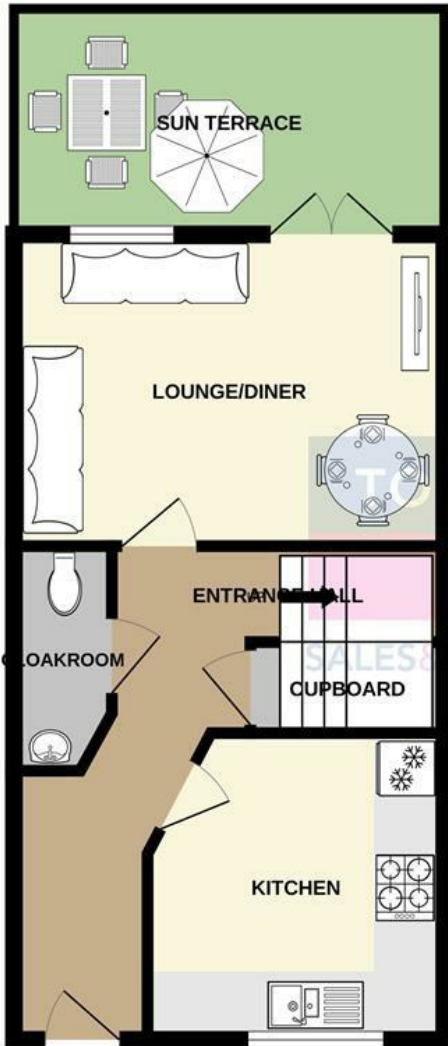
COUNCIL TAX BAND - C







GROUND FLOOR
381 sq.ft. (35.4 sq.m.) approx.



1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 762 sq.ft. (70.8 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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