



Gloucester Walk, Westbury BA13 3XG

welcome to

Gloucester Walk, Westbury

Welcome to this delightful NO CHAIN semi-detached bungalow on Gloucester Walk, offering versatile living spaces, easy-care gardens, and the convenience of driveway parking.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Inside

Entrance Hall

A welcoming entrance hallway featuring a handy storage cupboard for everyday essentials and a radiator that adds warmth and comfort as you step inside.

Living Room

A bright and spacious living room positioned at the front of the property, featuring a large double-glazed window that fills the space with natural light. Enjoy the warmth of two radiators and the charm of an electric fireplace, with a convenient TV point ready for your entertainment setup.

Kitchen

A fitted kitchen which is complemented by a large double-glazed window that brings in plenty of natural light. The space includes practical wall and base units, a sink with drainer, and room for modern appliances, with plumbing for a washing machine and undercounter space for a fridge/freezer. Currently featuring a freestanding gas cooker, this kitchen offers an excellent opportunity for stylish modernisation.

Central Hallway

Hallway with access to the central areas.

Dining Room

Centrally located within the bungalow, this dining room creates the perfect space for family meals and gatherings. Warmed by a radiator, it flows into the conservatory, offering a bright and airy extension for relaxed dining or entertaining.

Conservatory

A light-filled conservatory overlooking the rear garden, featuring double glazing for year-round comfort and a radiator to keep the space warm and welcoming.





Bathroom

The main bathroom features a frosted double-glazed window to the side for privacy and natural light. It includes a bath with shower over, WC, wash hand basin, and a radiator, creating a practical and comfortable space.

Bedroom One

A spacious master bedroom featuring fitted double wardrobes for ample storage, a double-glazed window that fills the room with natural light, and a radiator for year-round comfort. The room also benefits from en-suite facilities and access to a handy store area, adding both convenience and practicality.

En-Suite

A well-appointed master en-suite featuring a shower cubicle, WC, wash hand basin, and a radiator for added comfort, creating a practical and private space to refresh and unwind.

Store

A versatile storage room conveniently accessed from the master bedroom, with the added benefit of direct access to the rear garden, perfect for keeping essentials close at hand while enjoying easy outdoor connectivity.

Bedroom Two

A comfortable second double bedroom, featuring a double-glazed window that fills the space with natural light and a radiator for year-round warmth.



Outside

Gardens

Front - An low-maintenance front garden designed with gravel and complemented by established shrubs, offering a welcoming and easy-care outdoor space.

Rear - A private, low-maintenance rear garden featuring a gravel lawn, a patio dining area ideal for outdoor entertaining, and a practical wooden storage shed. Surrounded by wooden fencing and enhanced with established shrubs, this space offers both privacy and ease of care.

Parking

Driveway parking to the front with space for 2 vehicles.



view this property online allenandharris.co.uk/Property/WST107826



welcome to

Gloucester Walk, Westbury

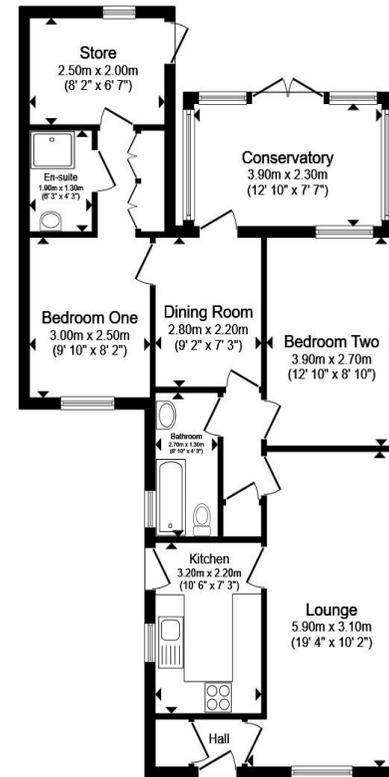
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO CHAIN!!!
- Two Bedroom Semi-Detached Bungalow

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£180,000



Total floor area 78.5 m² (845 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

 allen & harris

view this property online allenandharris.co.uk/Property/WST107826



Property Ref:
WST107826 - 0014

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 allen & harris



01373 822457



Westbury@allenandharris.co.uk



15A Warminster Road, WESTBURY, Wiltshire,
BA13 3PD



allenandharris.co.uk