



**Warminster Road, Westbury BA13 3PJ**

***welcome to***

## **Warminster Road, Westbury**

This charming 1840s one/two-bedroom cottage on Warminster Road features a cosy living room with period details, a rear-aspect kitchen, and a pretty front seating area. Upstairs offers a master bedroom, a single bedroom/study, and a bathroom, with a generous rear garden.

### **Ground Floor**

#### **Entrance Porch**

Entrance porch fitted with double-glazed windows and a front access door, finished with tiled flooring.

#### **Living Room**

A charming space featuring a double-glazed front window that welcomes in plenty of natural light, complemented by beautiful exposed wooden beams. An attractive open brick fireplace adds a cosy focal point, while the natural wooden banister brings character and warmth to the room.

#### **Kitchen**

A bright kitchen located at the rear of the property, featuring a double-glazed window that overlooks the garden. The space offers a range of wall and base units, a stainless-steel sink with drainer, and smart tiling throughout. It comes equipped with an electric oven and hob, along with a fridge-freezer, and benefits from tiled flooring for easy maintenance. Plumbing is in place for a washing machine, making this a practical and welcoming kitchen area.





## First Floor

### Landing

A small and welcoming landing area offering access to the fully-boarded loft.

### Master Bedroom

A spacious master bedroom positioned at the front of the property, featuring a double-glazed window that fills the room with natural light. The room benefits from built-in wardrobe and storage space, along with housing the hot water tank neatly within the cupboard.

### Study/ Bedroom Two

A versatile study or single second bedroom, enjoying a double-glazed rear window and convenient access through to the bathroom.

### Bathroom

A well-presented main bathroom featuring a double-glazed rear window, a bath with a newly fitted electric overhead shower, WC and wash hand basin. The room is part-tiled for easy maintenance and is accessed via the study/ second bedroom.



## Outside

### Gardens

Front - Attractive paved seating area to the front, perfect for enjoying the outdoors.

Rear - A generous rear garden featuring a sociable paved patio ideal for outdoor dining, complemented by a handy storage shed and newly installed wood-panel fencing and shared access.



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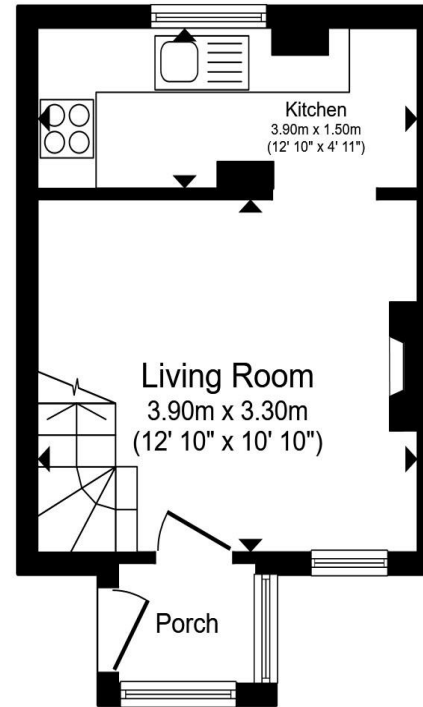
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## Warminster Road, Westbury

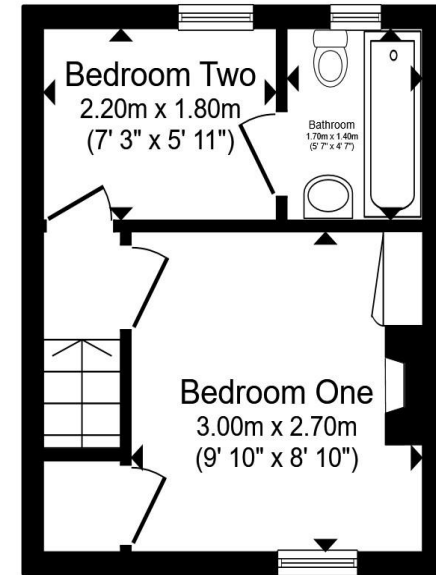
- Two Bedroom House
- Character Features
- Spacious Garden
- Walking Distance To Shops
- Ideal For First Time Buying

Tenure: Freehold EPC Rating: F  
Council Tax Band: A

**£180,000**



**Ground Floor**



**First Floor**

Total floor area 40.0 m<sup>2</sup> (430 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](http://www.propertybox.io)

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Property Ref:  
WST107974 - 0005

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