



📍 74 High Street, Dilton Marsh, Westbury, Wiltshire, BA13 4DY

🏠 £280,000

An immaculately presented and generously proportioned, three bedroom, semi detached house with long rear garden and off street parking, which is situated in the heart of the popular village of Dilton Marsh and is offered for the sale with the benefit of NO ONWARD CHAIN.

- Well Presented, Semi Detached House
- Three Bedrooms
- Good Sized Sitting Room & Kitchen/Dining Room
- Neutral Décor Throughout
- Modern Kitchen Units
- UPVC Double Glazing & Gas Central Heating
- Long Rear Garden
- Off Street Parking
- Popular Village Location
- NO ONWARD CHAIN

🏡 Freehold

🏠 EPC Rating D



An immaculately presented and generously proportioned, semi detached house with long rear garden and off street parking, which is situated in the heart of the popular village of Dilton Marsh and is offered for the sale with the benefit of NO ONWARD CHAIN.

The property offers excellent accommodation over two floors comprising; canopy porch, entrance hall, good sized sitting room with understairs cupboard, kitchen/dining room with modern units and recessed LED lighting, lobby with door to rear garden, three bedrooms and a bathroom with white suite.

Externally; there is a path to the front door and gated access to a large, predominately lawned rear garden with mature trees and ornamental bushes. There is an area to the end of the garden which would make an ideal space to a studio/workshop.

Gravelled parking space, directly to the front of the property.

The property further benefits from neutral décor throughout, new carpets all of the rooms (apart from the kitchen and bathroom), gas central heating and UPVC double glazing.

Note: Under section 21 of the Estate Agents Act we hereby give notice that the vendor of this property is a director of Strakers.

Situation

The small village of Dilton Marsh in west Wiltshire offers a primary school, village hall, church and public house. Countryside walks are within easy reach. The nearby larger towns of Westbury, Frome and Trowbridge provide a wider range of shopping and other amenities with the former having a mainline railway station providing direct access to the cities of Bath and Bristol as well as London Paddington.

Property Information

Council Tax Band; B

EPC Rating; D

Freehold

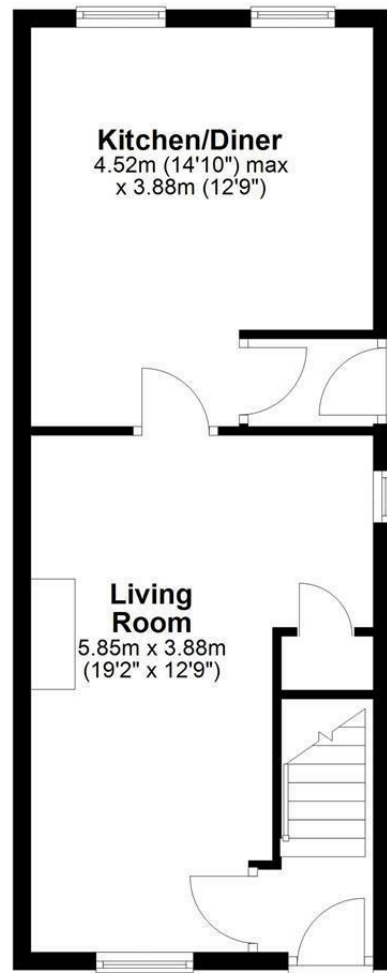
Mains Services

Gas Fired Central Heating & UPVC Double Glazing



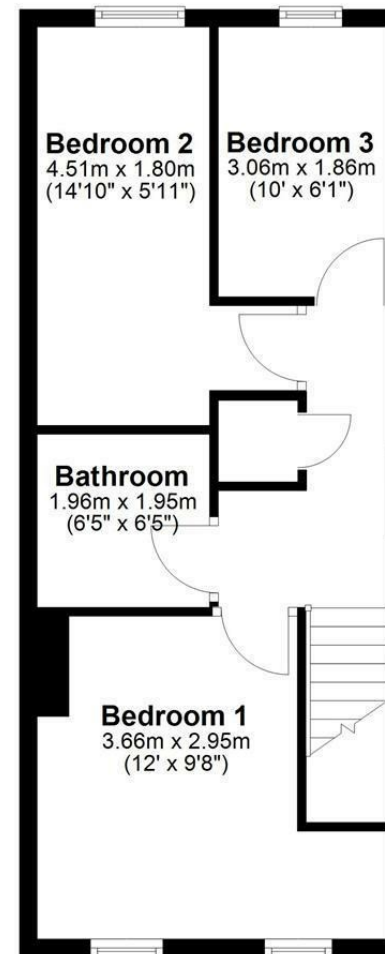
Ground Floor

Approx. 43.5 sq. metres (467.8 sq. feet)



First Floor

Approx. 40.8 sq. metres (439.1 sq. feet)



Total area: approx. 84.3 sq. metres (906.9 sq. feet)

Disclaimer: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.