



**Connells**

Warminster Road  
WESTBURY



## Property Description

Ideally positioned for access to nearby amenities & Westbury High Street a short walk away, is this Two Bed Character Cottage.

The property retains some character features including fire places and beams to ceiling and comprises Lounge, Kitchen, Bedrooms & Shower Room.

Outside there is an Enclosed Garden.

Viewing recommended, would make a great investment or first time buy opportunity.

### Entrance

Door to side aspect. Opens into Lounge.

### Lounge

Window to side. Open fire place with log burner. Exposed beams to ceiling & wall. Stairs rising to first floor with cupboard under. Doors to Kitchen.

### Kitchen

Dual aspect with windows to front and side. Comprising base & drawer units with work surfaces over & splashback tiling. Inset sink and drainer. Built in oven and inset hob. Space for under counter appliance. Space for fridge freezer. Feature window seat.

### Landing

Stairs from ground floor. Doors to Bedrooms & Bathroom. Feature beams.

### Bedroom One

Window to side aspect. Radiator. Fire place with exposed brick chimney breast.

## Bedroom Two

Window to front. Radiator.

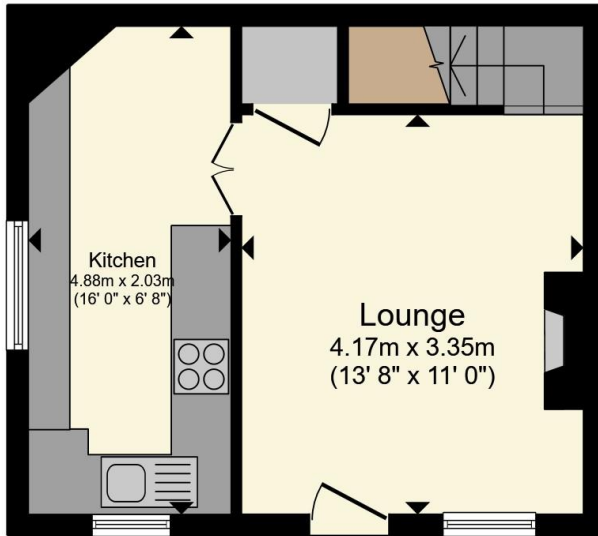
## Bathroom

Window to side. Suite comprising shower cubicle with tiling, wash hand basin and low level wc. Radiator. Part wood panelled walls. Extractor fan.

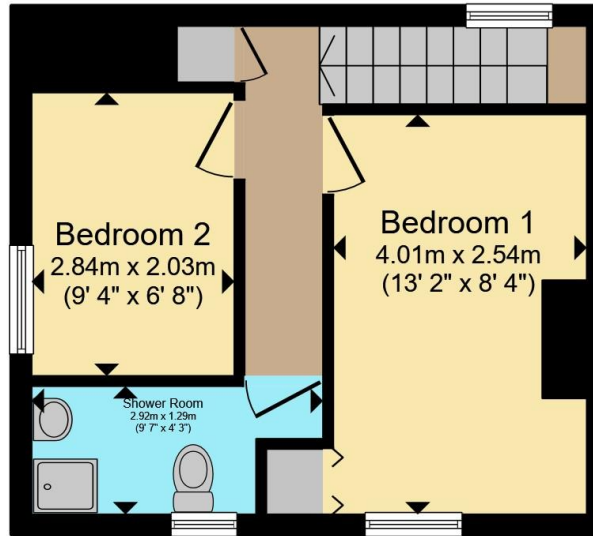
## Garden

There is an area on the right of the property laid to gravel with fenced boundary.





**Ground Floor**



**First Floor**

Total floor area 54.5 m<sup>2</sup> (586 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)



To view this property please contact Connells on

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EPC Rating: D Council Tax  
 Band: A

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Tenure: Freehold



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