



1 Peto Grove  
Lower Westwood, Bradford on Avon, Wiltshire, BA15 2BS

  
KINGSTONS

A well-proportioned semi-detached home providing a particularly generous ground floor including two reception rooms and a useful utility. Situated in the village of Westwood, conveniently located within a short walk of nearby amenities including a shop and post office, primary school, church, public house and the National Trust's Westwood Manor. Requiring some modernisation and presenting an excellent opportunity for a first-time buyer, young family or downsizer, looking for a project. Available with no onward chain.



Three Bedrooms  
Sitting Room  
Dining Room  
Kitchen  
Utility Room  
Bathroom & WC  
Garden  
Gas Central Heating  
Double Glazing  
No Onward Chain

**£275,000**



## ACCOMMODATION

(all dimensions being approximate)

### GROUD FLOOR

#### Entrance Hall

UPVC obscure double glazed entrance door and window to front, stairs to the first floor, built-in storage cupboard.

#### Sitting Room 3.63m (11'11") x 3.52m (11'7")

max  
UPVC double glazed window to front, radiator.

#### Dining Room 2.70m (8'10") x 2.69m (8'10")

UPVC double glazed window to rear, radiator.

#### Kitchen 2.71m (8'11") x 2.62m (8'7")

UPVC double glazed window to rear, fitted with a matching range of base and eye level units with worktop space over, 1 1/2 bowl ceramic sink, space for washing machine and slimline dishwasher, freestanding electric cooker with extractor hood over, radiator.

#### Utility Room 3.03m (9'11") x 2.92m (9'7")

max  
UPVC double glazed windows to front and rear, fitted with a matching range of base units with worktop space over, space for undercounter fridge, freezer and tumble dryer, UPVC double glazed door to garden.

### FIRST FLOOR

#### Landing

UPVC double glazed window to side, loft hatch, cupboard housing hot water cylinder and wall mounted gas boiler.

#### Bedroom 1 3.04m (10') x 2.87m (9'5")

UPVC double glazed window to front, radiator.

#### Bedroom 2 3.32m (10'11") x 2.86m (9'5") max

UPVC double glazed window to rear, radiator.

#### Bedroom 3 2.57m (8'5") max x 2.51m (8'3")

UPVC double glazed window to side, radiator.

#### Bathroom 1.70m (5'7") x 1.47m (4'10")

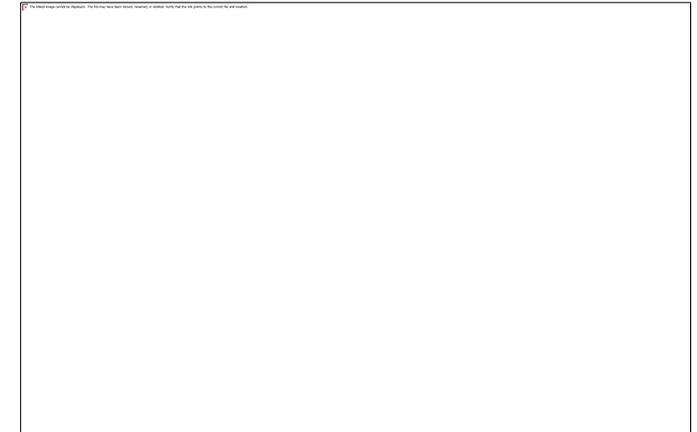
UPVC obscure double glazed window to rear, comprising bath with shower over and pedestal wash hand basin.

#### WC 1.70m (5'7") x 0.89m (2'11")

UPVC double glazed window to side, close coupled WC.

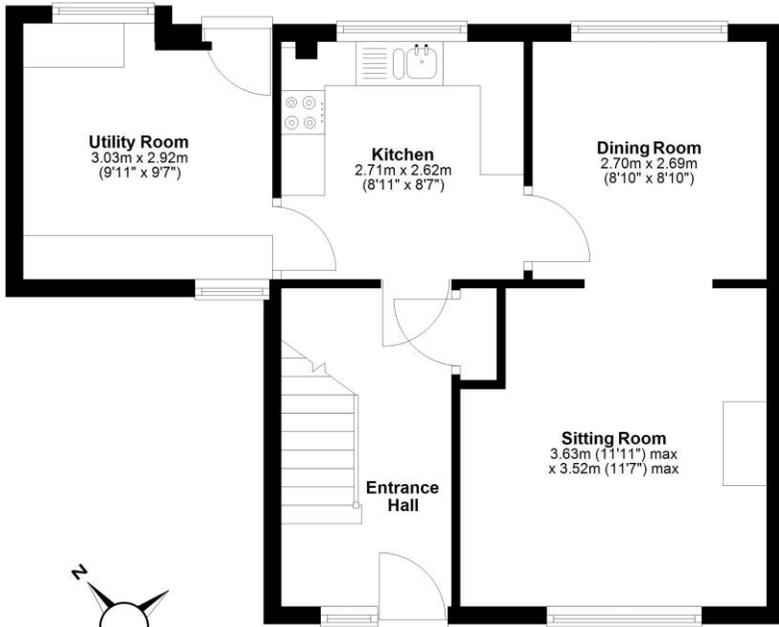
### EXTERNALLY

Enclosed rear garden mainly laid to lawn with a variety of shrubs, raised bed, patio area, cold water tap, lighting, gated side access. The front garden is mainly laid to lawn.



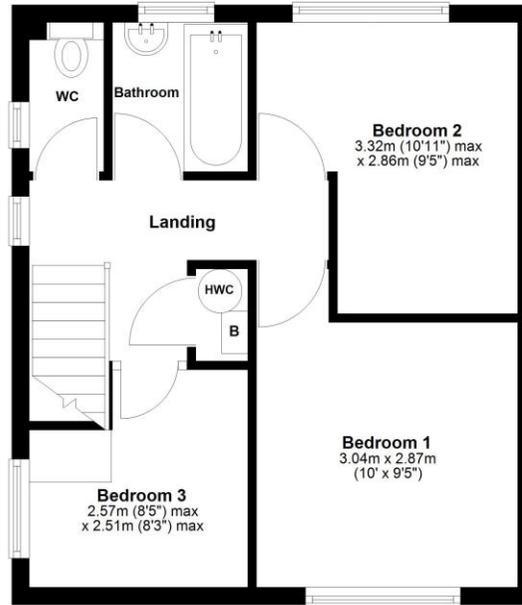
### Ground Floor

Approx. 43.6 sq. metres (469.6 sq. feet)



### First Floor

Approx. 35.4 sq. metres (381.3 sq. feet)



Total area: approx. 79.1 sq. metres (851.0 sq. feet)

This representation is provided for general guidance and is not to scale. All measurements quoted are approximate.



**Council Tax:** Band B - £1,832.09 (April 2025 - March 2026 financial year)

**Tenure:** Freehold.

**Viewing:** Strictly by appointment through the agent **Kingstons**.

**What3words:** ///issues.ranged.transfers

**Directions:** Leave Bradford on Avon via the Frome Road (B3109) and take the second turning on the right signposted Westwood. Proceed through the village and take the fifth turning right onto Boswell Road. Take the first turning right onto Tynings Way where Peto Grove will be found further along on the right-hand side.

**Please Note:** Every care has been taken with the preparation of these details, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		