



25 Paxmans Road

Westbury BA13 4HS

A great opportunity to purchase a two double bedroomed terraced house, situated in a small cul-de-sac with a private enclosed garden, and situated close to Westbury railway station. The deceptively spacious interior comprises entrance hall, kitchen with integrated oven and hob, lounge/dining room with French doors onto garden, cloakroom and bathroom. Benefits include UPVC double glazing, gas central heating and allocated parking space. This property is sold with vacant possession, and would be ideally suited to a first time or investment buyer. Viewing recommended - no chain.

Offers Over £190,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

Obscured double glazed door to the front. Radiator. Wood effect vinyl flooring. Stairs to the first floor. Thermostat. Carbon monoxide alarm. Panelled doors off and into:

Kitchen

8'4 x 6'11 (2.54m x 2.11m)

UPVC double glazed window to the front. Range of wall, base and drawer units with tiled splash-backs and rolled top work surfaces. Single sink drainer unit with mixer tap. Built-in electric oven and four-ring hob with extractor over. Plumbing for washing machine. Space for fridge/freezer. Vinyl flooring. Fuse box. Wall mounted Vaillant boiler. Smoke alarm.

Lounge/Dining Room

16'5 x 13'8 (5.00m x 4.17m)

UPVC double glazed window and French doors to the rear. Radiator. Television and telephone points. Panelled door to understairs storage cupboard. Wood effect flooring.



Cloakroom

Obscured UPVC double glazed window to the front. Radiator. Two piece white suite comprising corner wash hand basin and w/c. Wood effect flooring.

FIRST FLOOR

Landing

Access to loft space. Smoke and carbon monoxide alarms. Panelled doors off and into:

Bedroom One

13'8 x 9'7 (4.17m x 2.92m)
Two UPVC double glazed windows to the rear. Two radiators. Built-in double wardrobe.

Bedroom Two

13'8 x 8'1 (4.17m x 2.46m)
Two UPVC double glazed windows to the front. Two radiators. Built-in double wardrobe.

Bathroom

Radiator. Three piece white suite with part tiled surrounds comprising panelled bath with shower over and glass screen enclosing, pedestal wash hand basin and w/c. Shaving point and light. Extractor fan. Wood effect vinyl flooring.

EXTERNALLY

To The Front

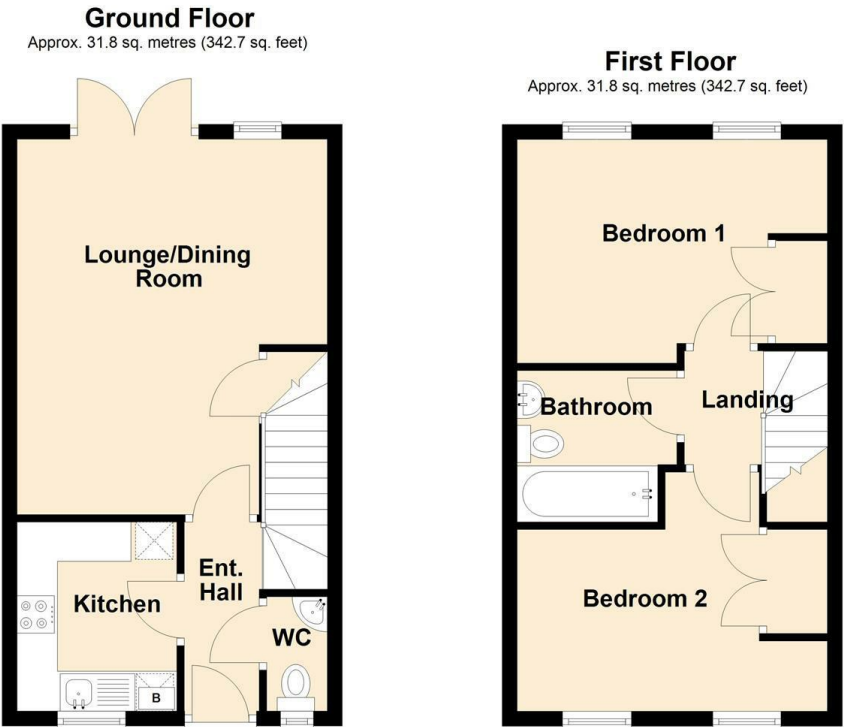
Path to the front door with storm porch over. Area laid to loose stone chippings.

To The Rear

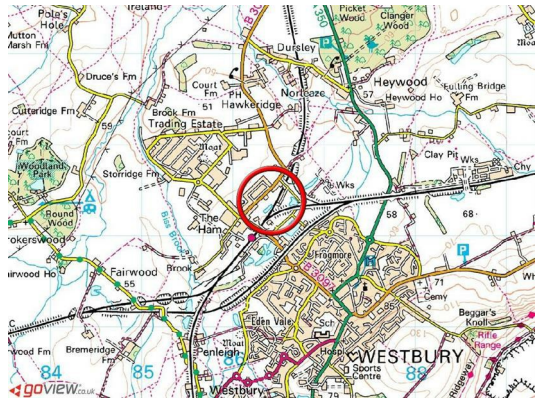
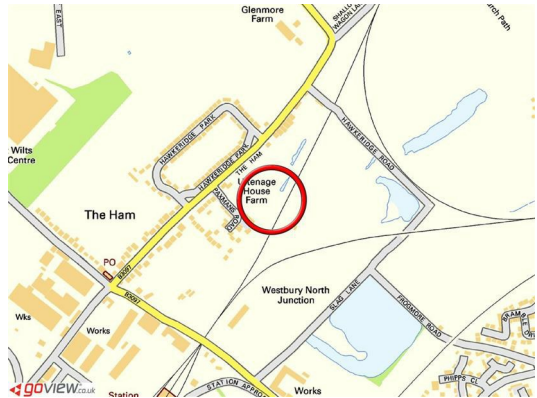
Enclosed garden with private aspect comprising small patio area to the immediate rear, area laid to lawn and area laid to bark chippings. Enclosed by fencing.



Tenure **Freehold**
Council Tax Band **B**
EPC Rating **C**



Total area: approx. 63.7 sq. metres (685.3 sq. feet)




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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.