

TOWN & COUNTRY
ESTATES



Ingram Place, Westbury, Wiltshire BA13 3TN

£250,000

LOCATION

Westbury is a small medieval town that lies not far from its famous White Horse hill-carving at the western extremity of Salisbury Plain. Westbury offers a range of shopping and leisure facilities including a library, sports centre, Schools, Churches, doctors and dentist surgeries, post office and the oldest swimming pool in the Country. The main railway line has fantastic links to Bath, Bristol and London. Travelling by car to Salisbury, Bristol and Swindon takes approximately one hour, making it very desirable for commuters.

DESCRIPTION

Recently redecorated and recarpeted, this very well presented two bedroom semi-detached bungalow occupies a pleasant position on the corner of a small cul-de-sac, in a popular residential area of Westbury, close to bus routes, train station and town centre. The accommodation comprises an entrance hall, a large living room with bay window, kitchen, conservatory, two bedrooms and a modern shower room. Further benefits include gas central heating, uPVC double glazing, garage/workshop, driveway parking and solar panels owned by the property, with the current owner having received over £1,500 in payments over the last year, significantly offsetting household energy costs.

ENTRANCE HALL

You enter the property through a uPVC double glazed entrance door into the hall, there is a radiator and doors to the shower room and living room.

SHOWER ROOM

With an obscure uPVC double glazed window to the front, shower cubicle with a wall mounted electric shower, vanity unit with storage, inset dual flush WC, inset basin with chrome mixer and tiled walls.

LIVING ROOM

19'4" max x 13'5" max

The large dual aspect living room has a uPVC double glazed window to the front and a uPVC double glazed bay window overlooking the rear garden, two radiators and doors to the kitchen, both bedrooms and two useful storage cupboards.

KITCHEN

9'6" max x 7'6"

There is a uPVC double glazed window to the front, the kitchen offers a range of matching base and wall units with rolled top worksurfaces, inset sink, attractive tiled splash backs, built-in electric oven, inset ceramic hob, space for an under counter fridge, radiator, a wall mounted Baxi gas boiler and an obscure glazed uPVC door to the conservatory.



CONSERVATORY

9'2" x 8'10"

A wonderful space to enjoy the rear garden, the conservatory has dwarf walls and uPVC double glazed windows to three aspects, plumbing for a washing machine, space for a tumble dryer, wood effect flooring and a uPVC door to the rear garden.

BEDROOM ONE

11'1" max x 9'6"

The principal bedroom has a uPVC double glazed window overlooking the rear garden, built-in wardrobes with matching bedside cabinets and a radiator.

BEDROOM TWO

7'10" x 7'6"

Bedroom two has a uPVC double glazed window to the front and a radiator.

EXTERIOR

FRONT

Laid to low maintenance stone chippings, with a path to the front door. There is a mature bush to the side.

REAR GARDEN

The low maintenance enclosed rear garden has a very private feel and benefits a decorative paved patio ideal for a table and chairs, block paved paths, well kept planted border, covered storage area to the side, outside light, door to the garage/workshop and gate to the drive.

GARAGE/WORKSHOP

19'0" max x 13'9" max

A further notable feature to the home is the versatile garage/workshop, with power, lights and fitted units, it's perfect for storage, hobbies or workshop use. An up and over door to the front leads to the drive,

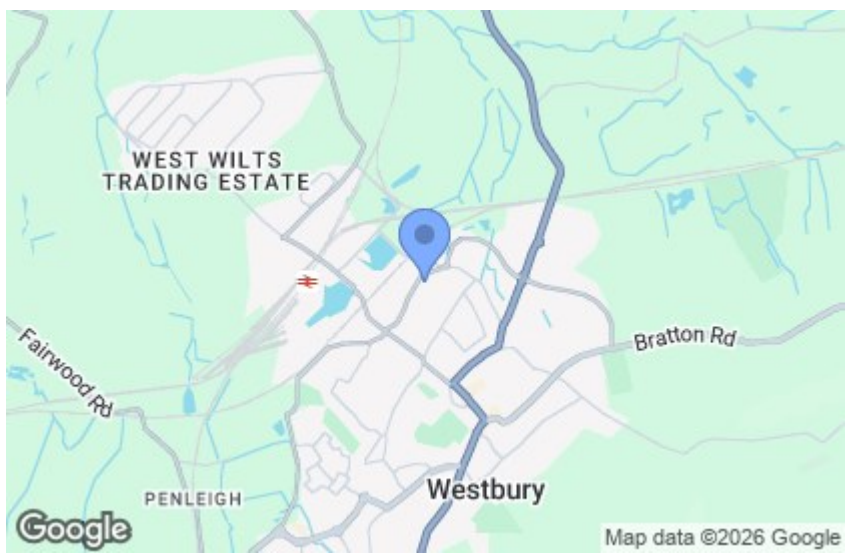
DRIVE

Providing off road parking. A gate opens to the garden.

ADDITIONAL INFORMATION

Council Tax Band - B

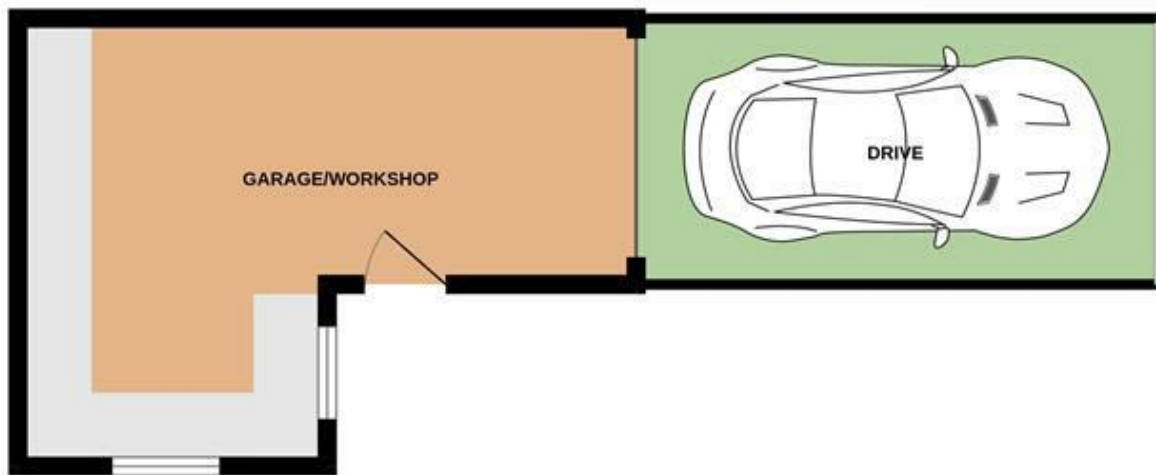
EPC Rating - B







GROUND FLOOR
825 sq.ft. (76.7 sq.m.) approx.

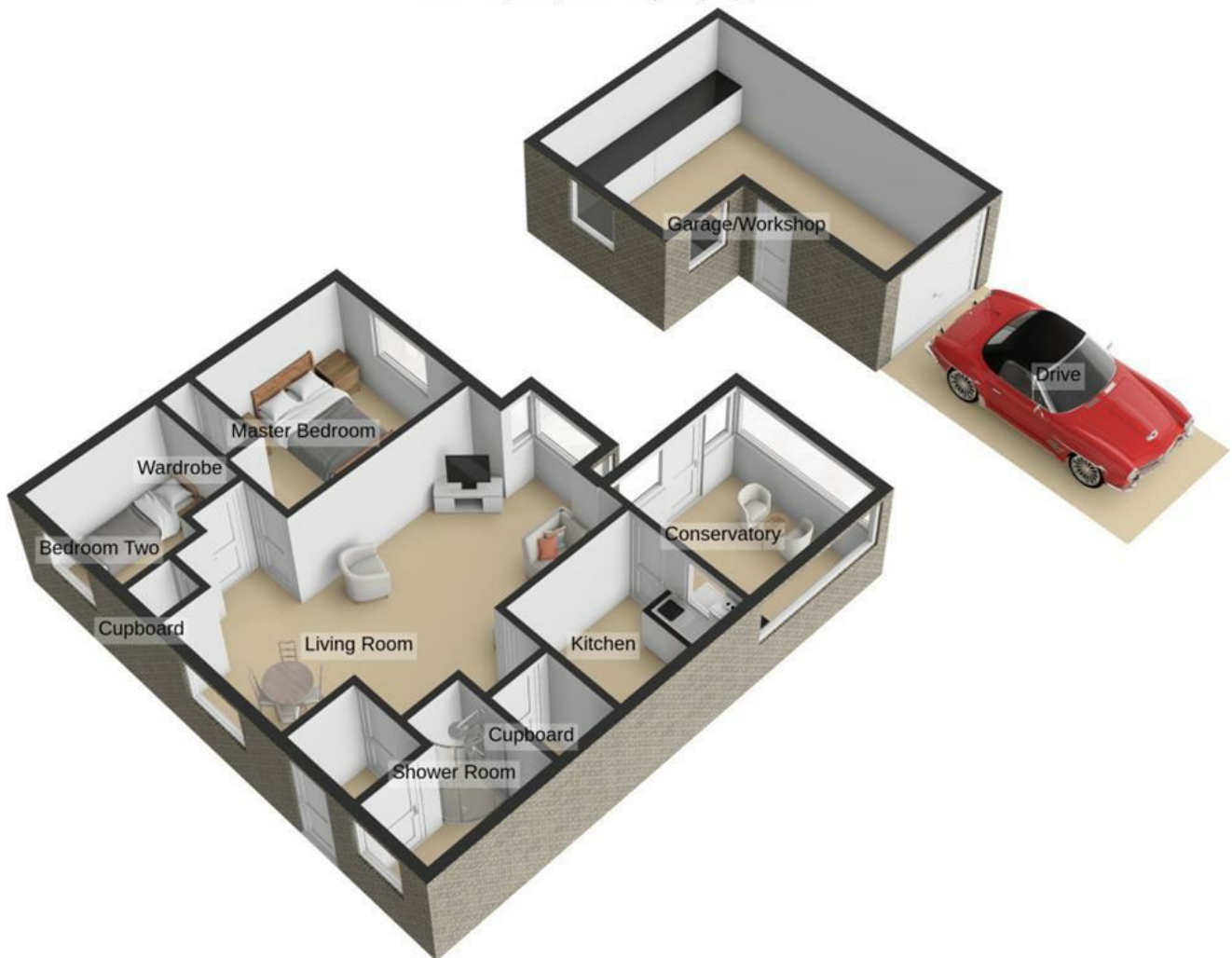


TOTAL FLOOR AREA : 825 sq.ft. (76.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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