

TOWN&COUNTRY
ESTATES



11 Ash Grove, Westbury, Wiltshire, BA13 3NH

£1,100 PCM

LOCATION

The town of Westbury has main road links to the towns of Warminster and Frome and the city of Salisbury to the south and to the county town of Trowbridge to the north. Through Trowbridge are main road links to the M4 junction 17, offering access to the cities of Bath and Bristol and to the thriving commercial centre of Swindon. The railway station at Westbury is a major transport hub, offering direct links to Bath (25 minutes), Bristol (45 minutes), the South West and London Paddington (1 hour and 28 minutes).

DESCRIPTION

Three bedroom terraced property which offers good sized accommodation throughout. The property comprises an entrance porch, entrance hall, kitchen, lounge and dining room. On the first floor is a family bathroom and three bedrooms. The property benefits from gas central heating, Upvc double glazing and front and rear gardens.

COVERED PORCH

To the front of the property is a good sized covered porch with an outside light. You enter the property through an obscure ½ glazed entrance door.

ENTRANCE PORCH

There is a Upvc double glazed window to the front, laminate flooring, radiator and a door leading to the entrance hall.

ENTRANCE HALL

The entrance hall has stairs leading to the first floor, smoke alarm, radiator and doors leading to the kitchen and lounge.

KITCHEN (ANGULAR ROOM)

24'1" max x 14'7" max

There are two Upvc double glazed windows to the front, a range of matching base and wall units with rolled top work surfaces, tiled splash backs, stainless steel 1 ½ bowl inset sink unit with chrome mixer tap, stainless steel range cooker with stainless steel splash backs, stainless steel chimney extractor fan and light over, space for large fridge, plumbing for washing machine, plumbing for dish washer, space for tumble dryer, chrome heated towel rail, ceramic flooring, halogen spotlights, Georgian style obscure Upvc double glazed ½ glazed door to the front and a door leading to the dining room.

LOUNGE

18'1" x 10'7"

The lounge comprises a Upvc double glazed window to the rear, wall mounted electric fire, ceiling light with fan, T.V point, two radiators and an arch leading to the dining room.



DINING ROOM

13'7" x 18'1"

There is a Upvc double glazed window to the side, laminate flooring, ceiling light, radiator and Upvc double glazed sliding patio doors leading to the rear garden/patio.

FIRST FLOOR LANDING

On the first floor landing there is a Upvc double glazed window to the front, doors leading to three good sized bedrooms, family bathroom, door leading to the airing cupboard providing storage, shelving and a wall mounted Worcester gas combi boiler supplying radiator heating and domestic hot water.

BEDROOM ONE

13'10" x 8'11"

Bedroom one comprises a Upvc double glazed window to the rear, extractor fan, radiator and an archway leading to an enclosed shower cubicle with glass door and chrome mains shower over and tiled splash backs.

BEDROOM TWO

9'2" x 7'5"

There is a Upvc double glazed window to the rear and a radiator.

BEDROOM THREE

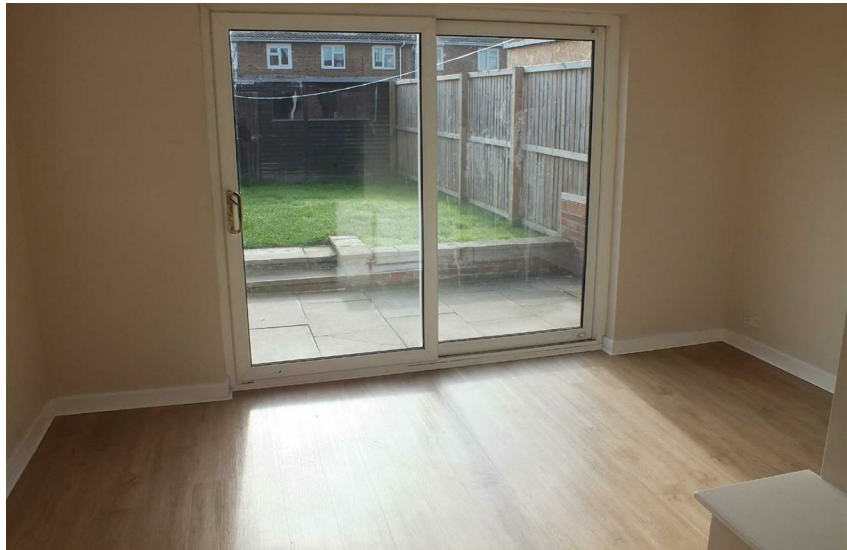
10'10" x 6'6"

Bedroom three has a Upvc double glazed window to the rear and a radiator.

FAMILY BATHROOM

This fully tiled family bathroom comprises an obscure Upvc double glazed window to the front, Jacuzzi bath, dual flush close couple W.C, pedestal wash hand basin with chrome mono tap, chrome heated towel rail and ceramic flooring.

EXTERIOR









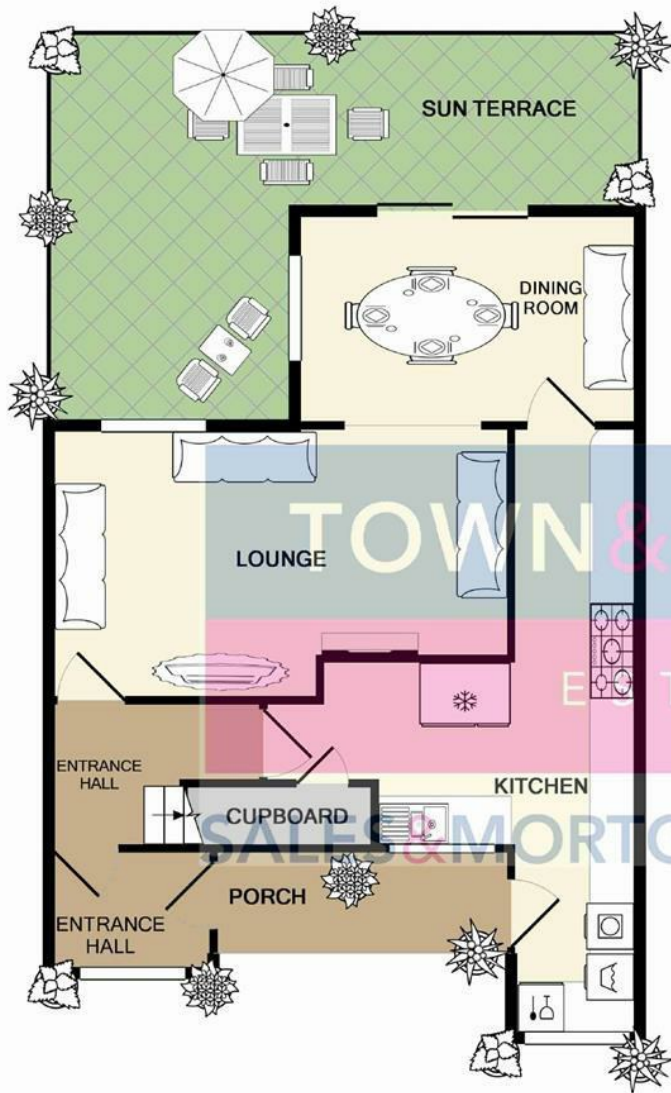
1ST FLOOR
APPROX. FLOOR
AREA 387 SQ.FT.
(36.0 SQ.M.)



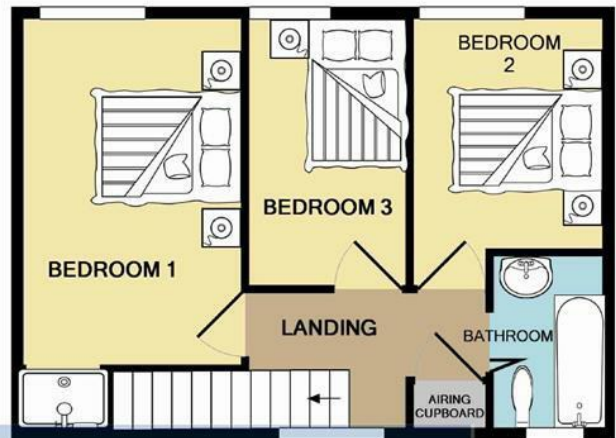
GROUND FLOOR
APPROX. FLOOR
AREA 621 SQ.FT.
(57.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1008 SQ.FT. (93.7 SQ.M.)

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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Whilst every attempt has been made to ensure the accuracy of the floor plan 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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