

Lot 00

14 Westbury Road, Bratton, Westbury, Wiltshire, BA13 4TE



All enquiries: [auctions@fox-and-sons.co.uk](mailto:auctions@fox-and-sons.co.uk)



- Three bedroom two reception detached house
- Requiring complete refurbishment throughout
- Scope to extend (STPP) & on circa 0.13 acre plot

#### Tenure

Freehold with Vacant Possession

#### Location

The property is well positioned within the popular village of Bratton which offers a range of local amenities to include a village shop with post office, public house, a primary school and bus services to surrounding areas. Further amenities and mainline train station can be found in the nearby market town of Westbury approximately 3 miles away. The surrounding area offers a range of leisure pursuits, including scenic walks to the iconic Westbury White Horse and across the downs.

#### Description

We understand this three bedroom detached home has been in the same family ownership since it was built in circa 1914 and is now being offered to the market requiring full refurbishment. Situated on a good size plot of circa 0.13 acres, the property offers potential to modernise and extend (subject to planning/necessary consents) to create a sought after family home in a popular village location.

#### Accommodation

Ground Floor: Entrance Hallway with Stairs to First Floor, Living Room, Dining Room, Kitchen, Bathroom.

First Floor: Landing, Bedroom One, Bedroom Two, Bedroom Three.

Outside: Gardens to front and rear, with access road to side providing vehicular access to rear.

EPC TBC

Council Tax Band D

#### Viewing Agent

Allen & Harris Westbury, 15a Warminster Road, Westbury, Wiltshire, BA13 3PD  
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