



Wrights
01225 755553

White Horse Way, Westbury, Wiltshire, BA13 3AH

Offers in excess of
£300,000

Situation

White Horse Way is situated within a well-established residential area of Westbury, conveniently positioned for access to local amenities, schools and the town centre. Westbury offers a good range of shops, supermarkets, cafés and leisure facilities, together with attractive countryside walks and the famous Westbury White Horse.

The town also benefits from excellent transport links, with Westbury railway station providing direct services to Bath, Bristol, Salisbury and London Paddington, while good road connections offer easy access to the surrounding towns of Trowbridge, Warminster and Frome.



**Well Presented Three
Bedroom Semi-Detached
Property**

**Established Residential
Location**

Spacious Lounge/Diner

Modern Fitted Kitchen

Separate Utility Room

Ground Floor WC
**Three Bedrooms &
Family Bathroom**
**Generous Enclosed Rear
Garden**
**Driveway Parking &
Integral Garage**
No Onward Chain



This well presented three bedroom semi-detached property is situated within an established residential area in White Horse Way, Westbury, conveniently located for local amenities, schools and transport links.

The spacious accommodation comprises an entrance hall, ground floor WC, modern fitted kitchen, generous lounge/diner with sliding patio doors opening onto the rear garden, and a separate utility room. Upstairs are three bedrooms and a family bathroom.

Further benefits include gas central heating, PVCu double glazing, an enclosed rear garden with spacious decked seating area and timber pergola, driveway parking and an integral garage. Sold with the benefit of no onward chain.

The property comprises

Ground Floor

Entrance Hall

With PVCu front door, wood effect laminate flooring, radiator and stairs to the first floor.

Cloakroom

With wood effect laminate flooring, white suite comprising close coupled W.C and hand basin, extractor fan and obscured PVCu double glazed window to the front.

Kitchen

9' 7" x 10' 1" (2.93m x 3.08m)

With wood effect laminate flooring, a range of eye level and base units with worktops over, integrated electric oven and ceramic hob with extractor hood over, space for fridge, ceramic sink and drainer unit, inset ceiling spotlights and PVCu double glazed window to the front.

Lounge/Diner

17' 3" x 12' 5" (5.25m x 3.78m)

With two radiators, storage cupboard under the stairs, PVCu double glazed window to the rear and PVCu door opening onto the rear garden.

Integrated Garage

7' 9" x 16' 9" (2.36m x 5.11m)

With up and over door to the front, power, light and internal doors to the Kitchen and Utility Room.

Utility room 6' 5" x 8' 10" (1.96m x 2.70m)

With space for dishwasher, washing machine and freezer, worktop over, obscured PVCu double glazed window to the rear and PVCu door to the rear garden.

First Floor

Landing

With loft access and cupboard housing gas boiler.

Bedroom 1

9' 9" x 11' 6" (2.96m x 3.51m)

With radiator and PVCu double glazed window to the front.

Bedroom 2

9' 9" x 11' 3" (2.96m x 3.43m)

With radiator and PVCu double glazed window to the rear.

Bedroom 3

7' 1" x 8' 2" (2.16m x 2.49m)

With radiator and PVCu double glazed window to the rear.

Bathroom

7' 3" x 5' 10" (2.2m x 1.78m)

With tiled flooring, white suite comprising bath with electric shower over, close coupled W.C and pedestal hand basin, heated towel rail and obscured PVCu double glazed window to the front.

Externally

To the front

To the front of the property is a driveway providing off-road parking, leading to an attached single garage. There is also a decorative gravelled frontage and a pathway leading to the front entrance.

To the rear

The generous enclosed rear garden is predominantly laid to lawn with a variety of established shrubs and planting. Adjoining the property is a spacious decked seating area with timber pergola, providing an ideal space for outdoor dining and entertaining. Further features include paved areas, raised planting beds and timber fencing enclosing the garden.

Tenure

The property is sold as freehold.

Council tax

The property is currently in council tax band C.

EPC rating

The EPC rating is D (68), with a potential for B (81).

Services

Mains gas, electricity, water and drainage are connected. The property is heated by a gas fired central heating boiler to radiators. Please note that the Agent has not tested any appliances.

Broadband

Ultrafast broadband is available (source - Ofcom) Predicted maximum download speed - 10000Mbps

Mobile Phone Coverage

Outdoor coverage is likely - source Ofcom.

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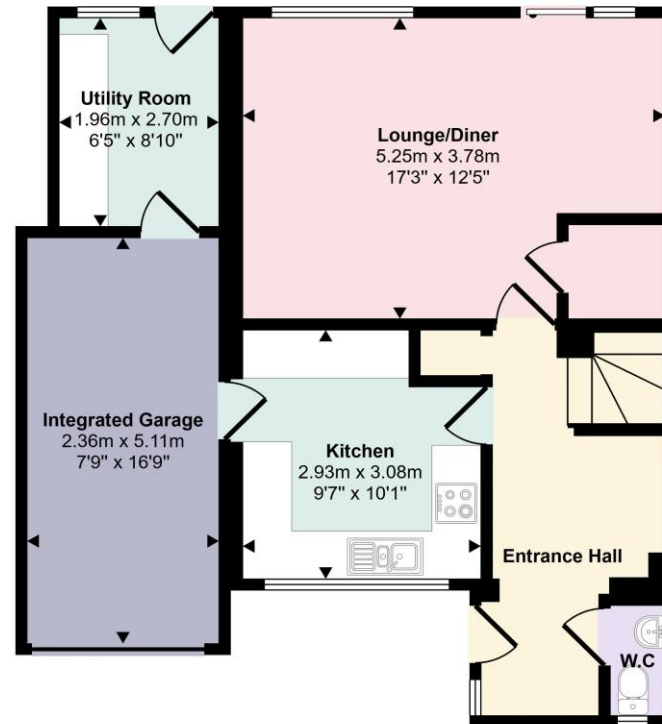


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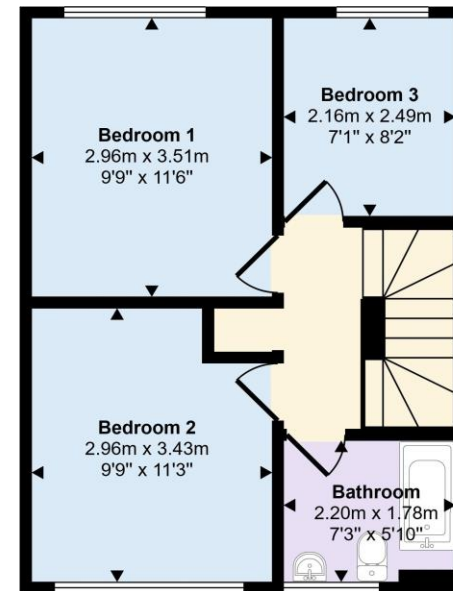
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Approx Gross Internal Area
99 sq m / 1061 sq ft

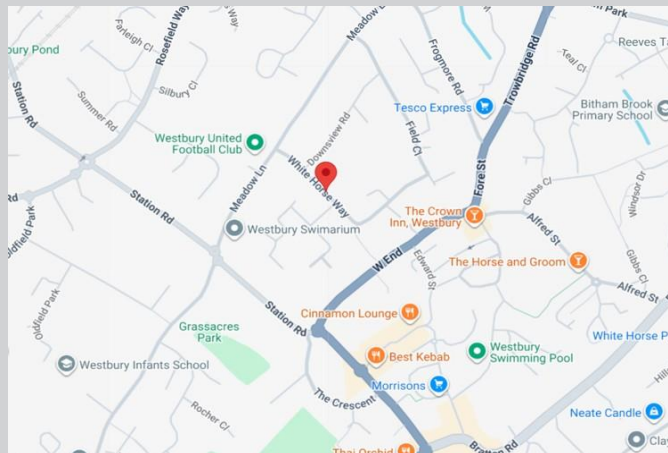
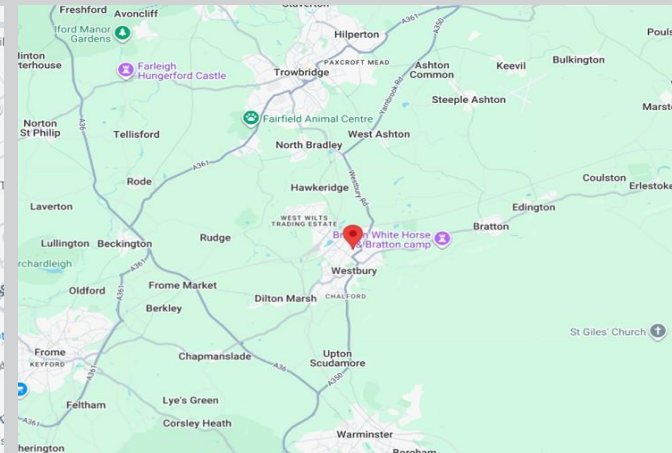


Ground Floor
Approx 61 sq m / 657 sq ft



First Floor
Approx 38 sq m / 404 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





T 01225 755553
E info@wrightsresidential.co.uk
W www.wrightsresidential.co.uk
A 24 Fore Street, Trowbridge, Wiltshire, BA14 8ER

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