



Connells

Kingfisher Drive  
Westbury





### Property Description

Mid Terrace Property in popular location on the way in to Westbury. Within walking distance of High Street, Primary School & Supermarket, a viewing is highly recommended.

Accommodation comprises Entrance Hall, Kitchen, Lounge / Diner, Landing Two Bedrooms & Bathroom. Outside there is an Enclosed Rear Garden with access to Parking Area.

This would make an Ideal First Time Property.

### Entrance

Door to front aspect. Open access to Kitchen. Door to Lounge / Diner.

### Kitchen

8' 9" x 6' 9" ( 2.67m x 2.06m )

Window to front aspect. Galley style kitchen with wall & base units with work tops over and splashback tiling. Inset sink and drainer. Inset freestanding slot in cooker. Space for appliances.

### Lounge / Diner

16' x 12' 6" ( 4.88m x 3.81m )

Sliding patio doors to rear aspect. Stairs rising to first floor. Radiator.

### Landing

Doors to Bedrooms & Bathroom. Storage cupboard. Loft access.

## Bedroom One

12' 6" x 11' 5" ( 3.81m x 3.48m )  
Window to rear aspect. Radiator.

## Bedroom Two

11' 7" x 6' 3" ( 3.53m x 1.91m )  
Window to front aspect. Radiator.

## Bathroom

Obscure window to front. Three piece suite comprising bath with shower & curtain to side, pedestal wash basin & low level wc. Tiled walls.

## Front Garden

Gravelled area to front. Path to front door.

## Rear Garden

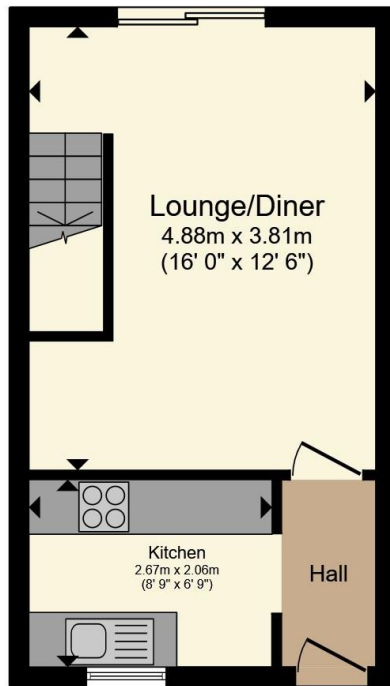
Enclosed by fencing with gated access at the rear. Mainly laid to gravel. Raised patio forms the property.

## Parking

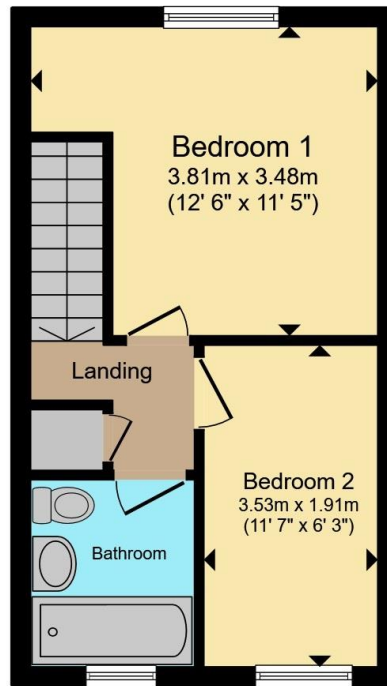
Two car driveway at rear.







**Ground Floor**



**First Floor**

Total floor area 53.6 m<sup>2</sup> (577 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**



To view this property please contact Connells on

**T 01225 754391**  
**E [trowbridge@connells.co.uk](mailto:trowbridge@connells.co.uk)**

11 Fore Street  
TROWBRIDGE BA14 8HA

EPC Rating: C Council Tax  
Band: B

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Tenure: Freehold



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