

Sold

4 BEDROOM SEMI-DETACHED | EDEN VALE ROAD, BA13 | £290,000

DESCRIPTION

An extended four-bedroom older style semi-detached family home with an enormous 250ft plus rear garden. Boasting a plethora of period character cleverly fused with contemporary styling. Just a stones throw away from the popular Westbury Infants School and within easy walking distance to Westbury Church of England Junior School. The property provides a lovely bay fronted sitting room with feature fireplace, large kitchen / breakfast room, dining room, downstairs cloakroom and reception hallway on the ground floor. Upstairs there are four double bedrooms and a smartly presented family bathroom. Externally there's ample off-road parking to the side which leads past a pretty front garden with side access to the stunning rear garden.

Westbury is a small market town situated at the western edge of Wiltshire beside the chalk downlands that form Salisbury Plain. The variety of the surrounding countryside - from the Downs to the broad vale of the White Horse - make it a delight for both the walker and cyclist and the area also provides the perfect location for most air sports.

Westbury is exceptionally well positioned for all UK major road and railway connections with the mainline railway station offering links to London, Wales and the whole of the South West of England. The most famous landmark of the area is the vastly impressive Westbury White Horse which is both the oldest and largest White Horse in Wiltshire.

Within Westbury, the Market Place is a charming old square formed by some of the oldest buildings in the town.

Tenure: Freehold

Local Authority: Wiltshire Council

Council Tax Band: C

All mains services connected.

Gas fired central heating.



KEY FEATURES

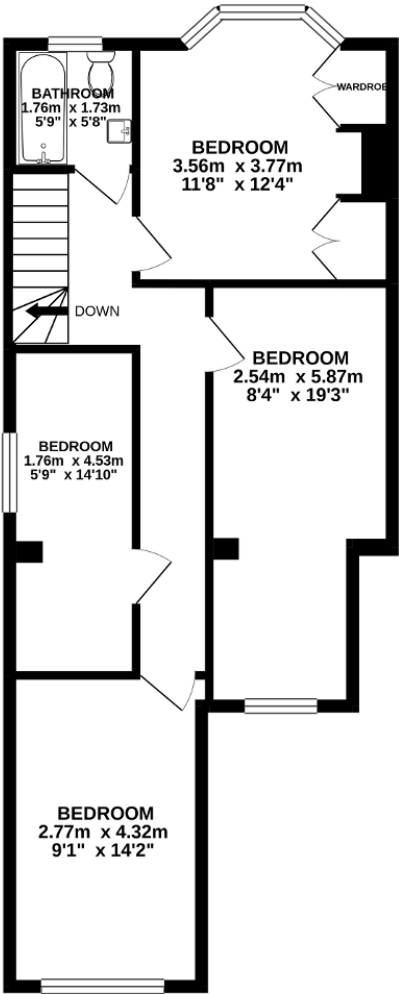
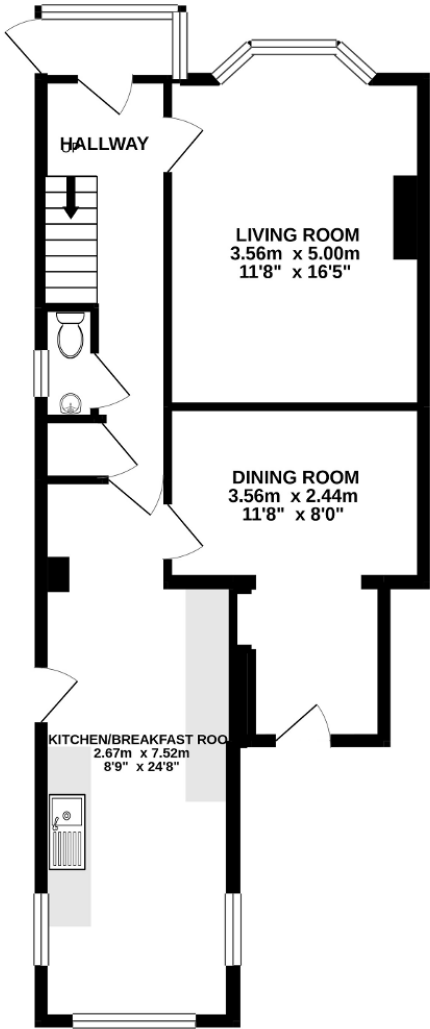
- Older style four bedroom home
- Sitting room
- Snug / dining room
- Impressive garden
- Close to main line train station
- Plenty of original features
- Kitchen / breakfast room
- Downstairs facilities
- Off road parking





GROUND FLOOR
59.8 sq.m. (644 sq.ft.) approx.

1ST FLOOR
58.2 sq.m. (626 sq.ft.) approx.



TOTAL FLOOR AREA : 118.0 sq.m. (1270 sq.ft.) 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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ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

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