



Estate Agents

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Sales & Lettings



**111 Station Road,  
Westbury, Wiltshire BA13 4HW  
Offers In Excess Of £265,000**

A very spacious Victorian extended three bedroom semi detached home in need of general enhancement works with exclusive rear parking. The home offers gas central heating and double glazing. At the rear is a very generous garden. Close to Station- No Chain.





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### Description

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### Entrance Hall

15'5 x 3'4 (4.70m x 1.02m)

Radiator, stairs, doors to

### Lounge

14'6 x 12'4 (4.42m x 3.76m)

Bay window to front, feature fire place,. coving, radiator.

### Dining Room

12'4 x 16'7 (3.76m x 5.05m)

Window to rear, fireplace, radiator.

### Kitchen

8'3 x 9'7 (2.51m x 2.92m)

Window to rear, range of wall and base units. worktops, sink.

### Lobby

8'5 x 2'8 (2.57m x 0.81m)

With doors to

### Garden Room

11'9 x 8'8 (3.58m x 2.64m)

Window, and doors to rear, radiator.

### Shower Room

5'8 x 8'3 (1.73m x 2.51m)

Window to side, double shower enclosure, WC, basin, radiator.

### Landing

12'5 x 5'8 (3.78m x 1.73m)

With access to attic, radiator.

### Bedroom One

12'1 16'11 (3.68m 5.16m )

Bay window and further window to front, radiator, fireplace and built in storage. ( AGENTS NOTE - space and potential to split this room in order to create an En-suite / Bathroom)

### Bedroom Two

12' x 11' (3.66m x 3.35m)

Window to rear, radiator.

### Bedroom Three

9'5 x 8'3 (2.87m x 2.51m)

Window to rear, radiator, airing cupboard with gas boiler.

### Outside

At the front ornate iron gates and railings give access to a path and small garden area. At the rear is a substantial garden the patio and lawn areas.

### Parking

Private drive provides parking for x2 cars at the rear ( accessed off Amazon Way)

### Disclaimer

Disclaimer – 1. MONEY LAUNDERING REGULATIONS – All purchasers will need to produce identification documentation and your co-operation is appreciated so save any delays  
2: These sales particulars do not constitute part or all of an offer or contract in any form.  
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5: DK Residential have not tested any apparatus, equipment, fixtures, fittings or any services and in the buyers interests to check the working condition of any appliances.  
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Energy Efficiency Rating		Score	Passes
Not energy efficient - lower running costs	A		
Efficient	B		
Efficient	C		
Efficient	D		
Efficient	E		
Efficient	F		
Efficient	G		
Not energy efficient - higher running costs			
England & Wales		2008/1/EC	2008/1/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Score	Passes
Not environmentally friendly - higher CO <sub>2</sub> emissions	A		
Efficient	B		
Efficient	C		
Efficient	D		
Efficient	E		
Efficient	F		
Efficient	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		2008/1/EC	2008/1/EC

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