



DAVIES  
& DAVIES



## 8 KENDRICK CLOSE, WESTBURY, BA13 3QT

£182,500

- 2 BEDROOM TERRACED HOME
- SITTING ROOM OVERLOOKING THE PRIVATE REAR GARDEN
- FITTED KITCHEN
- RE - FITTED SHOWER ROOM
- PVCU DOUBLE GLAZING
- GAS CENTRAL HEATING
- PARKING FOR 2 CARS
- EPC RATING TBC

Situated within a small cul de sac in a rank of similar style homes just off the Butts, this well presented 2 bedroom home is situated in a pleasant location which has a private and open aspect to the front and rear. Within a comfortable stroll of the town centre, this well presented home provides an entrance hall, a striking kitchen with a fitted oven and hob, a full width lounge/diner with French doors overlooking the rear garden, good size bedrooms and a re-fitted shower room.

The property also benefits PVCu double glazing, gas central heating and to the outside an attractive and private low maintenance rear garden and driveway parking for two cars in front.

Westbury is a small market town to the far west of Wiltshire sitting equally between the larger towns of Warminster and Trowbridge. The location of the town is well positioned for commuters to Bath, Salisbury, Bristol, Reading and even direct to London via its mainline train station. The property also benefits direct access to the local countryside with the Westbury White Horse a short distance away.

### DIRECTIONS

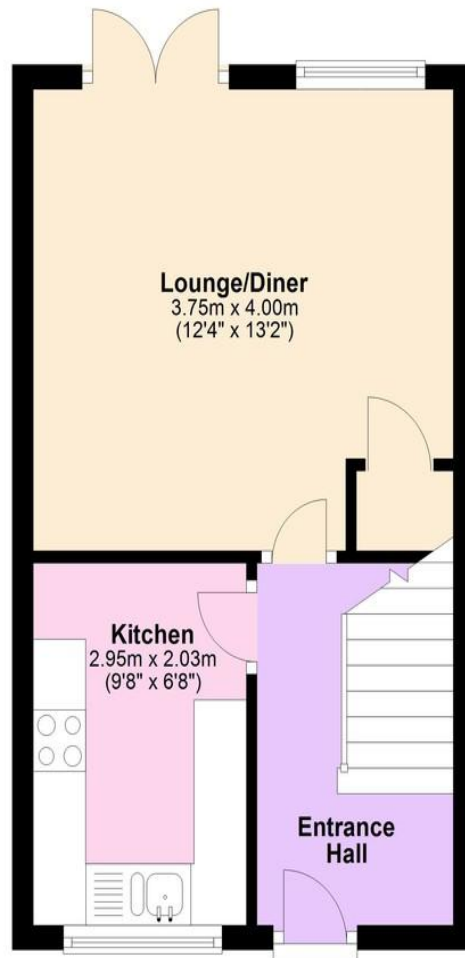
Leave the Westbury office and proceed into Edward Street. At the 'T' junction turn left onto the Bratton Road. Take the third right into Newtown and 2nd left into the Butts. Take the first exit on the right into Kendrick Close where the property can be found on the left hand side.

COUNCIL TAX B



## Ground Floor

Approx. 27.2 sq. metres (293.1 sq. feet)



## First Floor

Approx. 29.5 sq. metres (317.3 sq. feet)



Total area: approx. 56.7 sq. metres (610.4 sq. feet)

**Note:** The Money Laundering Regulations 2017 –Intending purchasers will be asked to produce identification documentation at the point of agreeing a sale and information regarding how the purchase is to be funded.

**Note:** These particulars are provided for guidance only and do not constitute any offer, contract or part thereof. Interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. Neither the vendor nor Davies & Davies makes any representation or warranty as to this property.

