



## Westbury Villa

Braye Road | Vale |

This detached house is full of character and charm, boasting original features throughout that have been enhanced by the tasteful decoration of the current owners. The property is conveniently located a short walk from the amenities of The Bridge but also near quiet lanes ideal for dog walks. Accommodation comprises kitchen, lounge (possible third bedroom), dining (alternative lounge), two double bedrooms and a bathroom. To the rear of the property is a large garden which provides potential to extend the ground floor and create a large living space. The garden is currently laid to lawn with a mature border decked area and a raised patio. There is also a workshop and gated access to the rear drive which provides parking for two cars.

**£675,000**

ESTATE AGENTS & PROPERTY MANAGERS

SOLE  
AGENT

2 BEDROOMS

1 BATHROOM

2 RECEPTIONS

Shields  
& Rutland

OPENING DOORS SINCE 1993

# PHOTOS



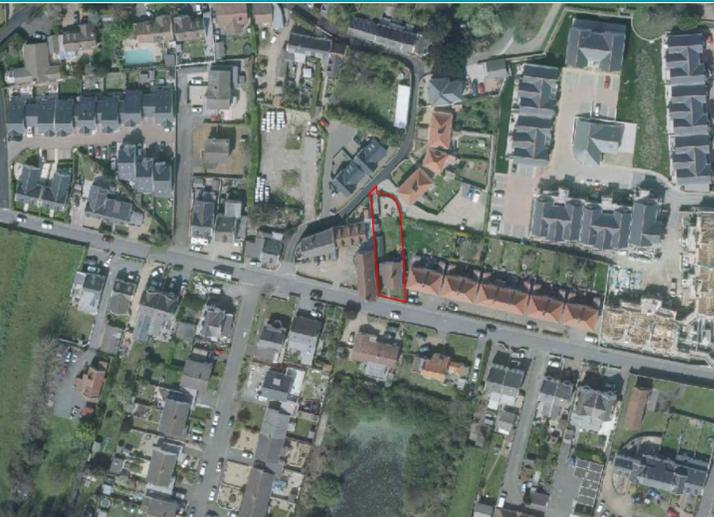
# PHOTOS



# PHOTOS



# SPECIFICATIONS



## Entrance Hall

2.73m x 1.13m (8' 11" x 3' 8")

## Lounge/Bedroom 3

4.57m x 3.21m (15' 0" x 10' 6")

## Dining Room/Lounge

4.89m x 3.29m (16' 1" x 10' 10")

## Kitchen

3.33m x 2.41m (10' 11" x 7' 11")

## Rear Porch

1.04m x 0.94m (3' 5" x 3' 1")

## First Floor Landing

2.32m x 1.82m (7' 7" x 6' 0")

## Master Bedroom

4.59m x 3.18m (15' 1" x 10' 5")

## Bedroom 2

3.51m x 3.31m (11' 6" x 10' 10")

## Bathroom

2.46m x 2.29m (8' 1" x 7' 6")

## Workshop/Store

4.24m x 2.54m (13' 11" x 8' 4")

## Outside WC

1.42m x 0.94m (4' 8" x 3' 1")

## Garden

The garden is currently laid to lawn with a mature border decked area and a raised patio.

## Parking

There is gated access to the rear drive which provides parking for two cars.

## PRICE INCLUDES

Curtains, carpets and light fittings

## SPECIAL FEATURES

- uPVC double glazed
- Good storage
- Potential to extend
- Outbuilding

## SERVICES

Mains water, electricity and drainage. Gas fired central heating.

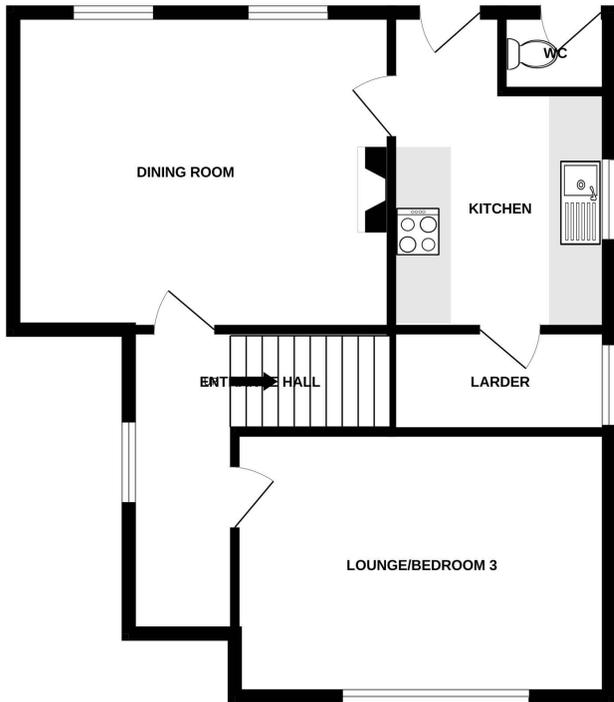
## APPLIANCES INCLUDED

- Hotpoint washing machine
- Four ring hob
- Extractor fan
- Hotpoint double oven
- Hotpoint slimline dishwasher
- Hotpoint fridge

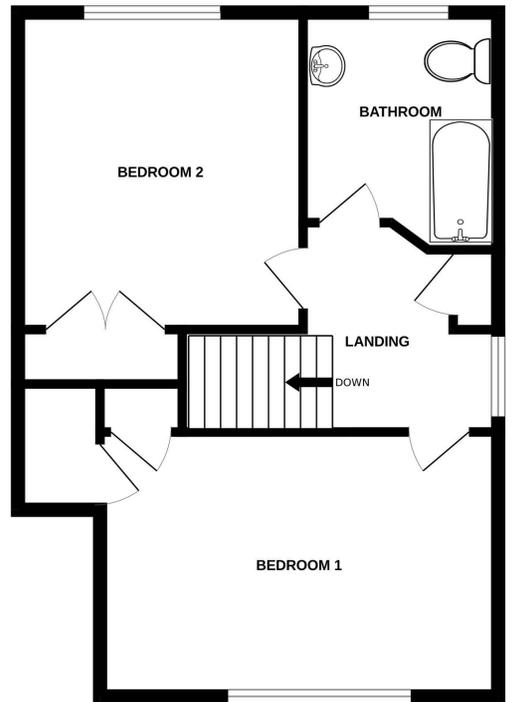
## SCHOOL CATCHMENT

Vale Primary School and St Sampson High School

GROUND FLOOR



1ST FLOOR



WESTBURY VILLA

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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