

**TOWN&COUNTRY**  
ESTATES



**6 Marlborough Court, Westbury, Wiltshire, BA13 3FF**

**£1,250 PCM**

## DESCRIPTION

Available now! A well-presented three-bedroom terraced home, conveniently located within easy reach of the town centre and its amenities. The accommodation comprises an entrance hall, lounge, kitchen and cloakroom to the ground floor, with three bedrooms and a family bathroom upstairs. Further benefits include UPVC double glazing, gas central heating, two allocated parking spaces and front and rear gardens.

## ENTRANCE HALL

The entrance hall features laminate flooring, a built-in doormat, radiator, telephone point, thermostat controls, smoke alarm and useful storage cupboard. Stairs rise to the first floor.

## LOUNGE

14'3" x 11'6"

The lounge benefits from a double-glazed window and French-style doors opening onto the rear garden, together with a radiator and TV and telephone points.

## KITCHEN

10'0" x 9'5"

The kitchen features a double-glazed window to the front and a range of matching wall and base units with attractive Beech Block-effect worktops. There is a stainless steel 1½-bowl inset sink with chrome mixer tap. Further benefits include a newly fitted electric oven, hob and extractor.

## CLOAKROOM

The cloakroom comprises a dual-flush close-coupled W.C, wall-mounted vanity wash hand basin, tiled splashbacks, wall light, extractor fan and radiator.

## BEDROOM ONE

14'3" x 9'5"

Bedroom One benefits from two double-glazed windows to the rear, a built-in double wardrobe, TV point and radiator.

## BEDROOM TWO

10'2" x 7'1"

Bedroom Two benefits from a UPVC double-glazed window and radiator.

## BEDROOM THREE

9'5" x 6'9"

In Bedroom Three there is a double glazed window and radiator.

## BATHROOM

The bathroom comprises a panelled bath with chrome mixer tap, chrome power shower and glass shower screen, pedestal wash hand basin with chrome monobloc tap and dual-flush close-coupled W.C. Further features include tiled splash backs, extractor fan, chrome heated towel rail and shaver socket with light.

## EXTERIOR



## FRONT GARDEN

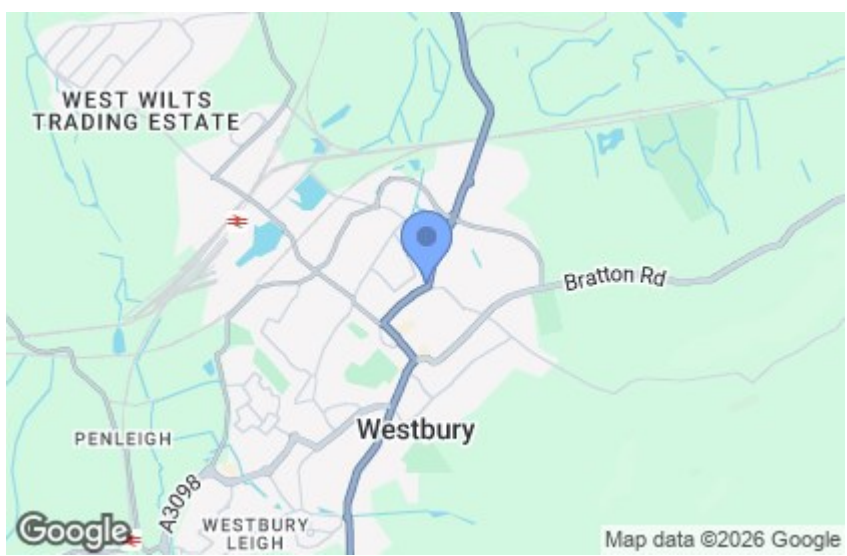
The front of the property features a covered entrance porch with a pathway leading to the front door, a low-maintenance chipping area and two allocated parking spaces. An outside tap is also provided.

## REAR GARDEN

The enclosed rear garden is well designed for low-maintenance outdoor living, featuring a paved patio, decking area and artificial lawn. The garden is enclosed by close-board fencing and benefits from an outside light.

## ADDITIONAL INFORMATION

Council tax band C









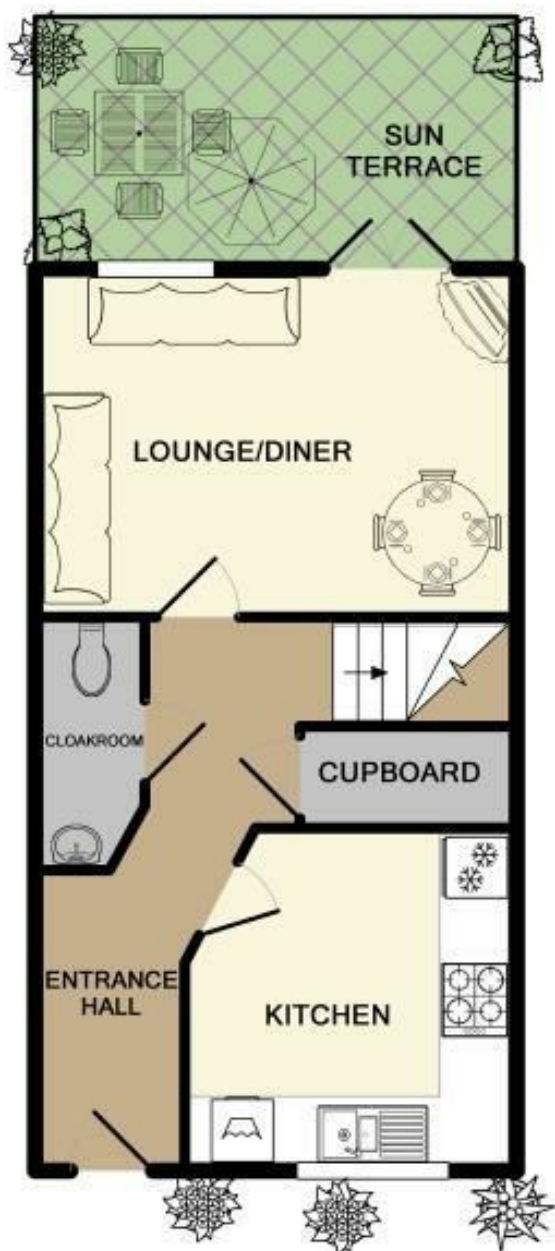
1ST FLOOR  
APPROX. FLOOR  
AREA 381 SQ.FT.  
(35.4 SQ.M.)



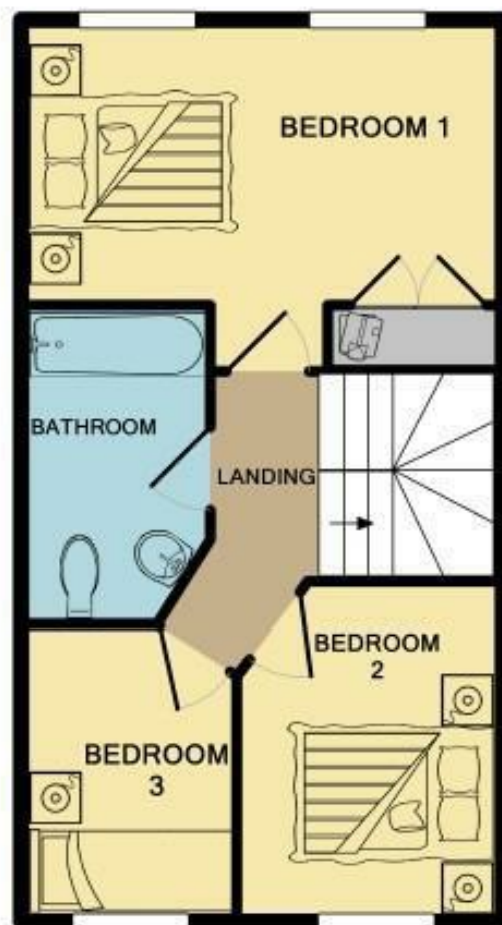
GROUND FLOOR  
APPROX. FLOOR  
AREA 381 SQ.FT.  
(35.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 762 SQ.FT. (70.8 SQ.M.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
Made with Metropix ©2011.



GROUND FLOOR  
APPROX. FLOOR  
AREA 381 SQ.FT.  
(35.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 381 SQ.FT.  
(35.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 762 SQ.FT. (70.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Made with Metropix ©2011

TROWBRIDGE OFFICE  
9 Fore Street, Trowbridge,  
Wiltshire BA14 8HD

WESTBURY OFFICE  
16 High Street, Westbury,  
Wiltshire BA13 3BW

Teleph one: 01 225 7 766 99  
Email: [trowbridge@townandcountryestates.com](mailto:trowbridge@townandcountryestates.com)

Telephone: 0 137 3 8244 44  
Email: [westbury@townandcountryestates.com](mailto:westbury@townandcountryestates.com)

[www.townandcountryestates.com](http://www.townandcountryestates.com)

# SALES & MORTGAGES & LETTINGS

## TOWN & COUNTRY MORTGAGES

### FEE FREE Mortgage Services

- RE-MORTGAGES
- FIRST TIME BUYER
- HOME MOVER
- BUY TO LET



YOUR PROPERTY MAY BE REPOSSESSED IF YOU DO NOT  
KEEP UP REPAYMENTS ON YOUR MORTGAGE

OFFICE, HOME AND TELEPHONE  
APPOINTMENTS AVAILABLE

CONTACT US ON:  
01225 776699

BOOK ONLINE:  
[www.townandcountrymortgages.net](http://www.townandcountrymortgages.net)

FIND US ON  

OLIVER BROWNING  
Managing Director

NB. Town and Country Estates have not tested any equipment, fixtures, fittings or services and cannot guarantee that they are in working order. Buyers are advised to seek professional advice from their solicitors or surveyor. Internal measurements should not be relied upon for fitting of carpets or furniture without checking. These details have been prepared in good faith and whilst believed to be correct give notice that none of the statements are to be relied upon as statements or representations of fact. Some statements are inevitably subjective and are therefore the view of the author at the time the information was prepared. If any items are particularly important to you then please check with this office first, especially if travelling some distance to view.