



9 Bobbin Lane
Westwood, Bradford on Avon, Wiltshire, BA15 2DL


KINGTONS

Enjoying a tucked-away position at the head of a cul-de-sac in the popular village of Westwood, this 1980s terraced home is conveniently located within walking distance of many of the village's amenities including shop, primary school, church and The New Inn pub and restaurant. Requiring some modernisation and benefitting from a southerly aspect garden, garage and driveway, this property is likely to receive a high level of interest so early and decisive viewing is recommended.



Three Bedrooms
Sitting Room
Dining Room
Kitchen
Shower Room
Garden
Garage
Driveway
No Onward Chain

£275,000



ACCOMMODATION
(all dimensions approximate)

GROUND FLOOR

Porch

Wooden entrance door to front.

Sitting Room

4.87m (16') x 3.46m (11'4")

UPVC double glazed window to front, radiator, stairs to the first floor.

Dining Room

3.96m (13') max x 2.89m (9'6") max

Aluminium double glazed sliding door to garden, radiator.

Kitchen

3.96m (13') x 2.38m (7'10")

UPVC double glazed window to rear, fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, plumbing for washing machine, space for fridge/freezer, electric cooker, built-in storage cupboard, radiator.

FIRST FLOOR

Landing

Loft hatch.

Bedroom 1

3.99m (13' 1") x 3.02m (9' 11") max

UPVC double glazed window to rear, built-in wardrobe, radiator.

Bedroom 2

3.51m (11'6") x 2.98m (9'9")

UPVC double glazed window to front, built-in wardrobe, radiator.

Bedroom 3

1.93m (6'4") x 1.81m (5'11")

UPVC double glazed window to front, radiator.

Shower Room

2.00m (6'7") x 1.75m (5'9")

Fitted with three piece suite comprising shower enclosure, pedestal wash hand basin, close coupled WC and extractor fan, shaver point tiled splashback, uPVC obscure double glazed window to rear, heated towel rail.

EXTERNALLY

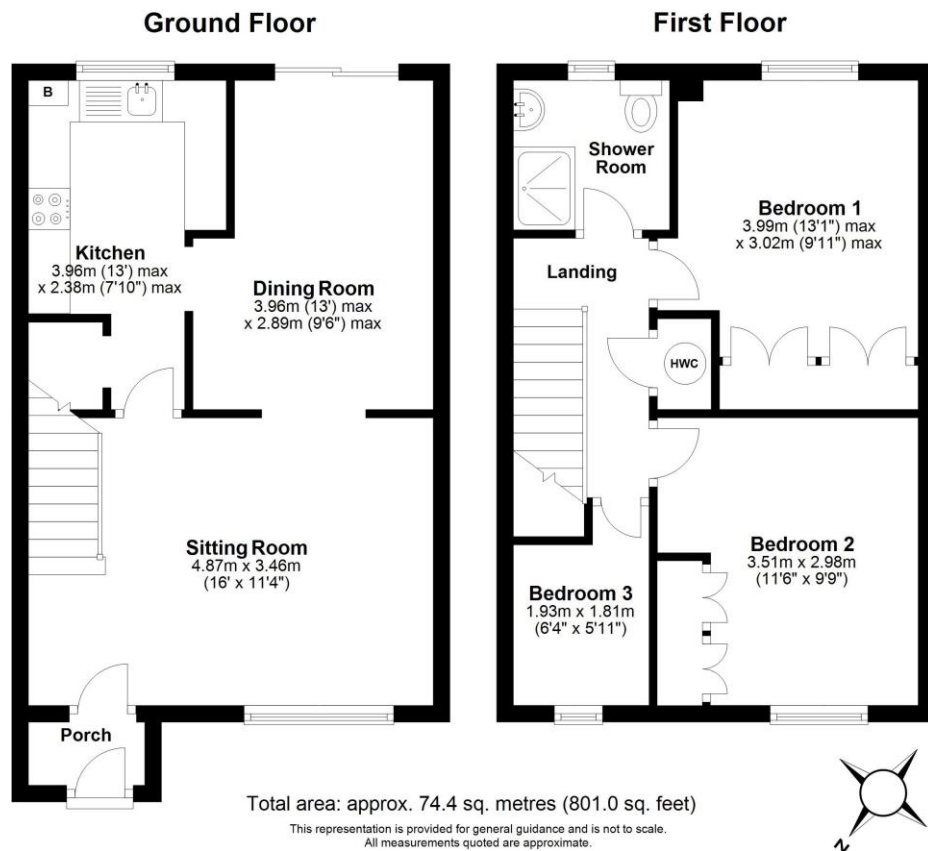
Enclosed rear garden mainly laid to gravel with shrub border, patio area, wooden shed, gated rear access.

Garage

4.91m (16' 1") x 2.52m (8' 3")

Single garage in a block of three with a driveway to the front.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Council Tax: Band C - £2,093.81 (April 2025 - March 2026 financial year)

Tenure: Freehold.

Viewing: Strictly by appointment through the agent **Kingstons**.

What3words: ///wounds.avoid.laptop

Directions: Leave Bradford on Avon via the Frome Road (B3109) and take the second turning on the right signposted Westwood. Proceed through the village and take the fifth turning right onto Boswell Road. Take the first turning right onto Tynings Way and continue to the end of the road, before bearing left onto Leslie Rise. Proceed into Bobbin Lane and take the first turning left where number 9 will be found at the head of the cul-de-sac.

Please Note: Every care has been taken with the preparation of these details, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate.