

Smallbrook Road

Warminster, BA12 9LN

COOPER
AND
TANNER



£175,000 Freehold

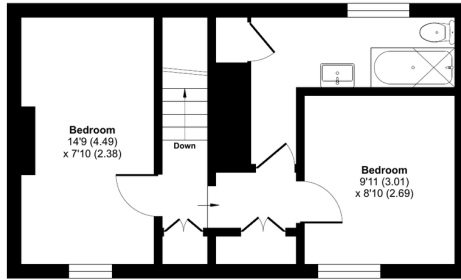
 2  1  1 EPC D

Description

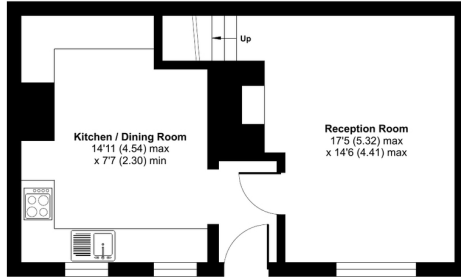
Cooper and Tanner are pleased to present this two bedroom cottage with no onward chain. Situated within a close proximity to the town centre and transport links, this property would be a fantastic investment or first time buyers home. In brief, the accommodation comprises kitchen/diner and living room downstairs with two bedrooms and family bathroom on the first floor. Outside there are two parking spaces.

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Approximate Area = 738 sq ft / 68.5 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). ©rickhemcom 2025. Produced for Cooper and Tanner. REF: 1235228



Features

- Character property
- Two bedrooms
- No onward chain
- Living Room
- Kitchen
- Family bathroom
- Close to Warminster Town Centre
- Walking distance to transport links



Local Information

- Council Tax Band B
- Tenure Freehold
- EPC Rating D

WARMINSTER OFFICE

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Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on the m as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

