

Victoria Road

Warminster, BA12 8HG

COOPER
AND
TANNER



£555,000 Freehold

A recently extended and completely refurbished four bedroom, three bathroom detached family home offering spacious and flexible accommodation arranged over two floors. The property is situated on the western outskirts of the town and enjoys an enclosed garden to the rear and block paved driveway parking for up to three cars.

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£555,000 Freehold

DESCRIPTION

A recently extended and completely refurbished four bedroom, three bathroom detached family home offering spacious and flexible accommodation arranged over two floors. The property is situated on the western outskirts of the town and enjoys light and airy accommodation arranged over two floors with a good size garden to the rear and block paved driveway parking for up to 3 cars.

In brief the accommodation comprises a good size entrance hall with solid oak turning staircase rising to the first floor landing with storage cupboard beneath and solid oak flooring. A real feature of the property is the wonderful kitchen/dining/living space having a range of fitted high gloss wall and base units with worktops over and integrated double oven, hob, fridge freezer and a dishwasher, tiled flooring and French doors out onto the paved terrace. From here steps down with a glass balustrade lead to the sitting room with glazed ceiling lantern letting in lots of natural light and also there are French doors onto the terrace. There is a useful utility room with a range of fitted cupboards and space for appliances with a wall mounted gas boiler. From the entrance hall there are doors leading to two double bedrooms, a family bathroom with shower over the bath, vanity unit with storage beneath and tiled flooring and a study/bedroom 5 with large walk in storage cupboard.

To the first floor there are two double bedrooms, one having large picture windows to the front and both having built in wardrobes and an en-suite shower room with vanity unit and storage below.

This property comes highly recommended and internal viewings is essential appreciate what it has to offer.

OUTSIDE

To the front of the property there is a shared driveway leading to the block paved parking area for up to three vehicles. There is a small area of garden housing a selection of plants and shrubs. A paved pathway leads to the main front entrance door and continues along to the rear garden. The gardens to the rear will be landscaped with a large paved terrace and lawned gardens, all encompassed by wooden fencing.

LOCATION

The town of Warminster offers a wide range of shopping and leisure facilities to include library, sports centre, swimming pool, schools, churches, doctors' and dentists' surgeries, hospital and post office. Warminster also benefits from a main line railway station to London Waterloo whilst the nearby A303 provides excellent road links to London to the east and Exeter to the west. Local attractions include Longleat House and Safari Park, Shearwater Lake, Stourhead and Salisbury Plain.

COUNCIL TAX BAND

TBC





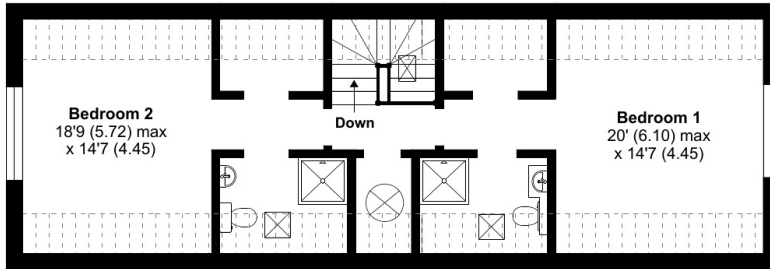
Victoria Road, Warminster, BA12

Approximate Area = 1652 sq ft / 153.5 sq m

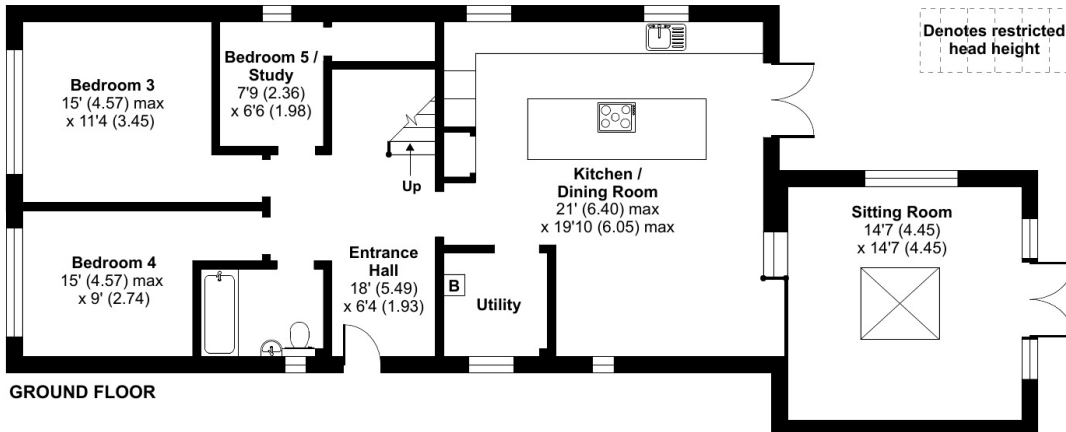
Limited Use Area(s) = 232 sq ft / 21.6 sq m

Total = 1884 sq ft / 175 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022. Produced for Cooper and Tanner. REF: 889848

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