

Christchurch Terrace

Warminster, BA12 8LR

COOPER
AND
TANNER



£250,000 Freehold

An opportunity to acquire this quirky two bedroom character cottage which is quietly tucked away down a lane but within walking distance of the town centre. It has a lovely sitting room with a fireplace . It boasts a private and established rear garden and offers private parking for 2 cars.

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DESCRIPTION

An opportunity to acquire this quirky two bedroom character cottage quietly tucked away down a lane but within walking distance of the town centre. It has a lovely sitting room with a fireplace. It boasts a private established rear garden and offers private parking for 2 cars. The accommodation comprises an enclosed entrance porch with windows to both sides which then leads into a sitting room with feature fireplace with a gas wood burning stove and a tiled hearth. Then a doorway leads into a lovely dining area which is a good size it has a large cupboard and ceiling beams. The kitchen has a velux window and is fully fitted, there is space for a cooker and has an extractor hood over. The bathroom is fully fitted and there is a utility cupboard housing the washing machine. The staircase leads from the sitting room and upstairs there are two double bedrooms.

OUTSIDE

The cottage is approached along a small lane and is in a row of cottages. It offers its own parking for two cars. There is a garden shed then a gate through to a real country garden which is private and fully enclosed by fencing. It is a real old fashioned garden full of established trees and shrubs with seating areas, there is a garden shed at the bottom of the garden. There are raised vegetable beds and it is a long garden still with plenty of scope. There is an area of garden at the front to the side enclosed by wrought iron railings fully stocked with established shrubs and plants. There is a wrought iron gate which leads to the front door.

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 ' B '

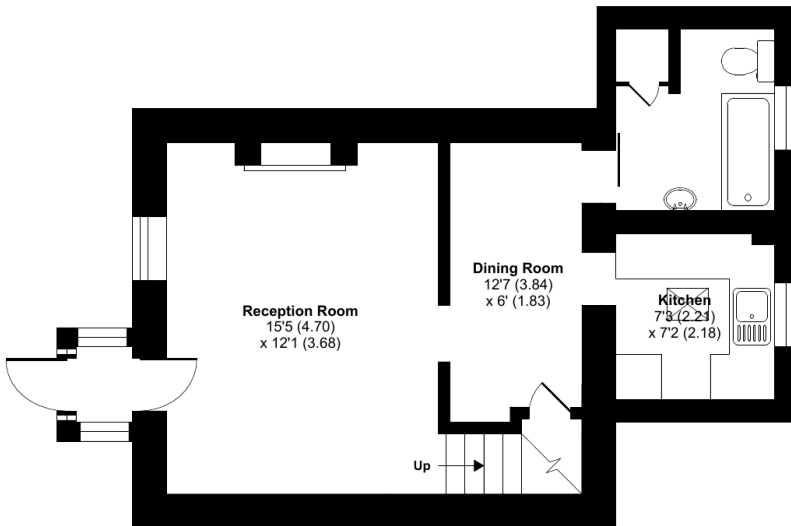




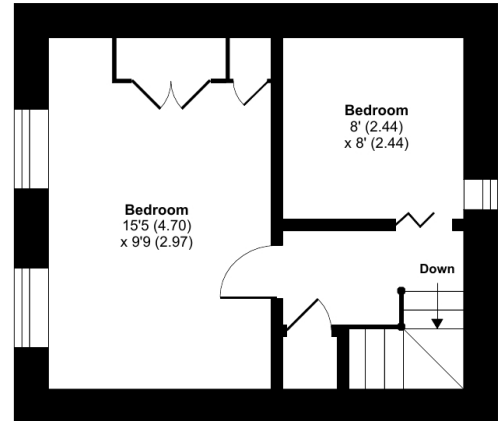
Christchurch Terrace, Warminster, BA12

Approximate Area = 697 sq ft / 64.8 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Cooper and Tanner. REF: 1147323

WARMINSTER OFFICE

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