

Boreham Road

Warminster, BA12 9HE

COOPER
AND
TANNER



£309,950 Freehold

An outstanding and deceptively spacious three bedroom mid terrace cottage. This pleasing home is located on the outskirts of the town in the former hamlet know as Boreham on the Salisbury side of the town. The present sellers have carried out numerous improvements and upgrades. Private parking for two cars at the rear. Viewing highly advised.

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DESCRIPTION

Cooper and Tanner are pleased to bring to the open market this charming and deceptively spacious mid terrace cottage. This charming property has had numerous improvements and upgrades carried out by the present sellers and must be viewed to fully appreciate all its attributes. The wide entrance hallway has a staircase to the first floor and access to the ground floor WC. The lounge has a feature fireplace with brick mantle and wood burner stove along with recessed shelving. In the kitchen you will find a pleasing range of wall and base units along with integrated appliances and access to the rear conservatory. On the first floor, a landing with a feature exposed Oak beam gives access to the three bedrooms, with built in storage and some shelving. The stunning bathroom offers a white suite that incorporates a drencher shower head and glass screen along with vanity unit. The exceptional rear garden is a generous size and is mainly laid to lawn with planted borders. Private parking for two cars.

LOCATION

This charming home is situated on the Salisbury side of the town in the former hamlet known as Boreham. The historic market town of Warminster offers a wide range of shopping and leisure facilities to include library, sports centre, Snap gym, 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.

TAX BAND

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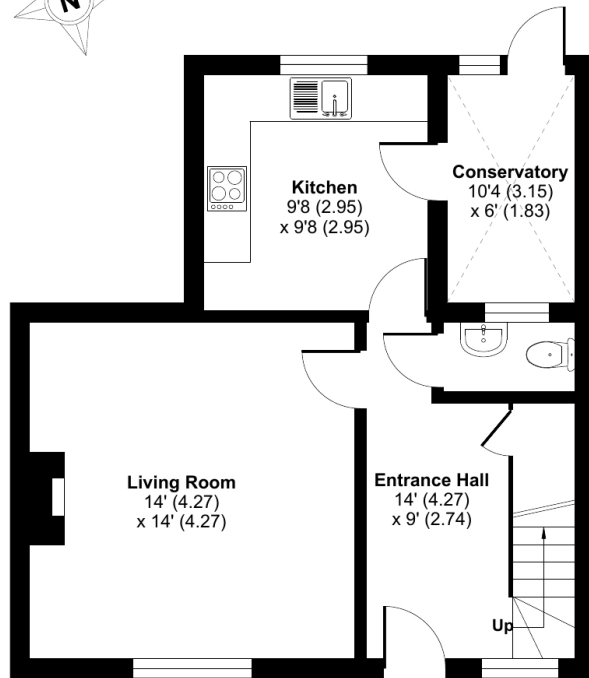




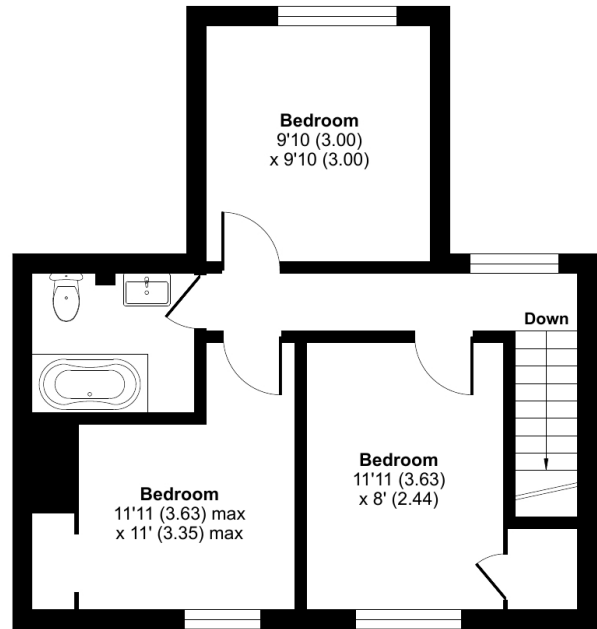
Boreham Road, Warminster, BA12

Approximate Area = 955 sq ft / 88.7 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: 1105760

WARMINSTER OFFICE

Telephone 01985 215579

48-50, Market Place, Warminster, Wiltshire BA12 9AN

warminster@cooperandtanner.co.uk

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