

# Cherry Orchard

Codford, BA12 0PN

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**£279,950 Freehold**

This three bedroom semi detached house is set in the sought after Cherry Orchard in the popular village of Codford. It offers good sized accommodation throughout. It benefits from driveway parking at the front and gardens to the front and rear with a large workshop. It has the doctor's surgery with an excellent reputation right on its doorstep and is within walking distance to the garage shop post office and a bus stop. The property is in need of modernisation and is offered for sale with NO ONWARD CHAIN.



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## £279,950 Freehold

### DESCRIPTION

This three bedroom semi detached house is set in the sought after Cherry Orchard in popular village of Codford. It offers good sized accommodation throughout. It benefits from driveway parking at the front and gardens to the front and rear and a large workshop. It has the doctor's surgery with an excellent reputation right on its doorstep and is within walking distance of the garage shop and post office. The property is in need of modernisation and is offered for sale with NO ONWARD CHAIN. The accommodation comprises entrance hall, kitchen/ dining room with a range of wall and base units with space for washing machine and dishwasher, pantry cupboard. A door leads into a small conservatory and a wc. The sitting room has a brick fireplace and hearth and sliding doors to the rear garden. Leading upstairs there are three bedrooms and a shower room.

### OUTSIDE

The property is approached over a gravelled driveway providing parking for 2 cars this is a particular benefit as a lot of the houses in Cherry Orchard have no parking. There are various shrubs and a beautiful cherry tree. The back garden is a good size and has a patio area with a pathway leading to the top of the garden, there are established plants to the side and the remainder is laid to lawn. At the top of the garden there is a large detached workshop. A gate at the back leads to rear access to rear access to the property.

### COUNCIL TAX

Band 'B'

### LOCATION

The Wylde Valley village of Codford is extremely well provided and local amenities include Post Office and village supermarket, garage, village school, it has a doctor's surgery with an excellent reputation, a social club and The Woolstore Theatre. Warminster lies approx 8 miles distant and 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.







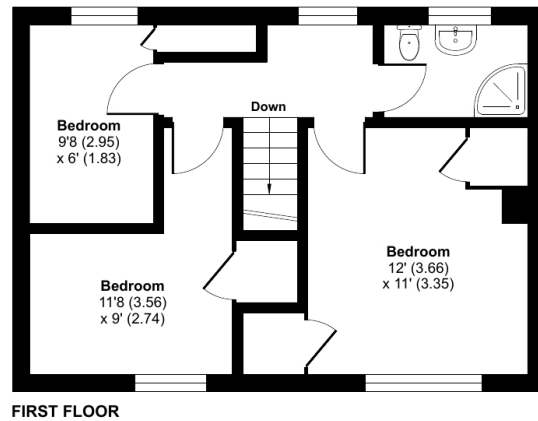
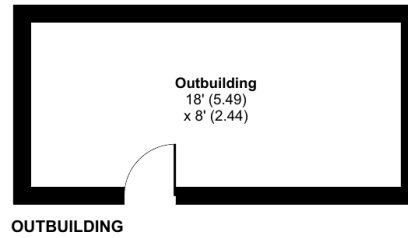
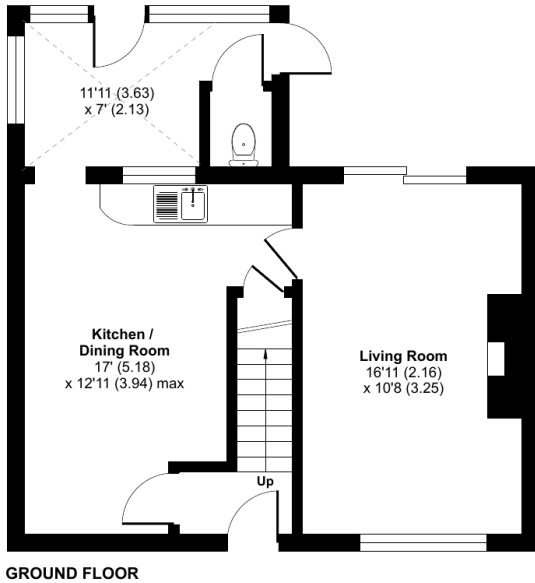
## Cherry Orchard, Codford, Warminster, BA12

Approximate Area = 916 sq ft / 85 sq m

Outbuilding = 144 sq ft / 13.3 sq m

Total = 1060 sq ft / 98.3 sq m

For identification only - Not to scale



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: 1121064

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