

Vicarage Street

Warminster, BA12 8JQ

COOPER
AND
TANNER



£291,000 Freehold

3 1 1 EPC C

Description

The living accommodation comprises, a spacious sitting room with a gas fire, an open plan kitchen/dining room with doors leading to the garden. The kitchen has wall and base units with an integrated oven/hob. In addition there is a separate WC with a utility area. There are three bedrooms on the ground floor, all of which are double in size along with a family shower room. The attic has been converted to provide an additional room that is flooded with natural light from the large velux window. The property has the added benefit of a single garage with power and lighting. To the rear is a wrap around garden which has been carefully landscaped with areas of paving, gravel and lawn. Council Band - A - Wiltshire Council.

Vicarage Street, Warminster, BA12

Approximate Area = 1029 sq ft / 95.6 sq m

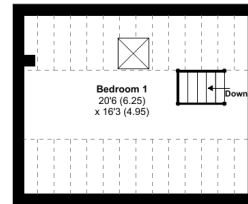
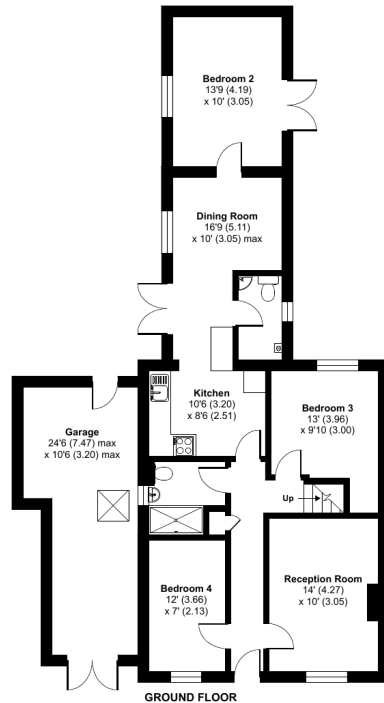
Limited Use Area(s) = 204 sq ft / 19 sq m

Garage = 219 sq ft / 20.3 sq m

Total = 1452 sq ft / 134.9 sq m

For identification only - Not to scale

Denotes restricted head height



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Cooper and Tanner. REF: 850269



Features

- Semi-detached Bungalow
- Living Room
- Kitchen
- Garage
- Garden
- Close To Local Amenities
- Town Centre Location
- Three bedrooms
- Shower room

Local Information

- Council Tax Band A
- Tenure Freehold
- EPC Rating C

WARMINSTER OFFICE

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