

# Wylve Road

Warminster, BA12 9PU

COOPER  
AND  
TANNER



£275,000 Freehold

🛏️ 3 🛋️ 1 🚿 1 EPC C

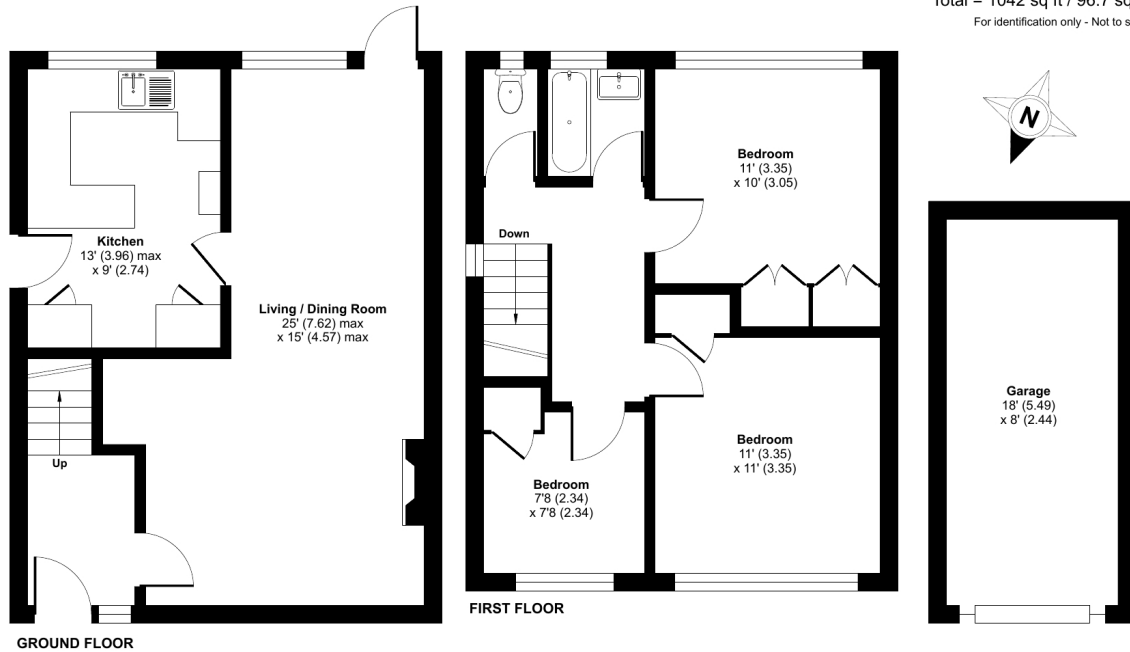
## Description

This three bedroom semi detached house is in need of updating and is offered for sale with NO ONWARD CHIAN. It boasts a large lounge/diner with doors opening out onto the rear garden. The property is located in the sought after location of Wylve Road and is set close to open countryside and riverside walks. In brief the accommodation comprises: entrance hallway, 25ft lounge/dining room and a fitted kitchen. Upstairs there is a separate wc , bathroom, two double bedrooms and a single bedroom. Outside there is a driveway which leads to the garage. It has a beautiful privately enclosed rear garden.

## Wylve Road, Warminster, BA12

Approximate Area = 898 sq ft / 83.4 sq m  
Garage = 144 sq ft / 13.3 sq m  
Total = 1042 sq ft / 96.7 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). © richcom 2024. Produced for Cooper and Tanner. REF: 1114890



### Features

- Semi detached house
- Kitchen
- 25ft Lounge/dining room
- Separate wc & Bathroom
- Three bedrooms
- Driveway parking
- Garage
- Private rear garden
- Sought after location
- Close to open countryside with riverside walks

### Local Information

- Tenure Freehold
- EPC Rating C

#### WARMINSTER OFFICE

Telephone 01985 215579

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

[warminster@cooperandtanner.co.uk](mailto:warminster@cooperandtanner.co.uk)

**COOPER  
AND  
TANNER**

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on the m as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

