

Boreham Road

Warminster, BA12 9HD

COOPER
AND
TANNER



£229,950 Freehold

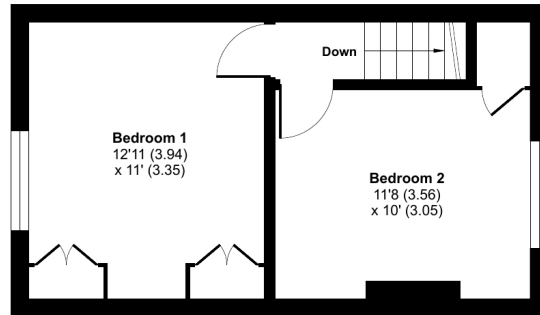
2 2 1 EPC D

Description

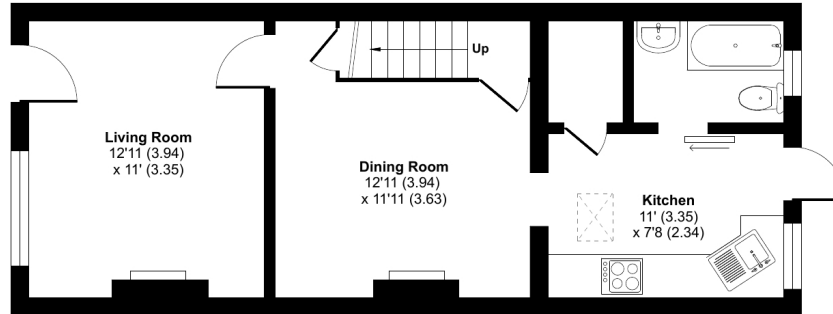
A charming and deceptive 1890's mid terrace period home that is set in a sought after location. The property has been in the same family for the last few generations, and retains many period features along with parking and garden. The home is presented in immaculate order throughout with the accommodation in brief comprising a lounge, dining room, kitchen, bathroom, two bedrooms. The property is close to countryside walks which lead to Smallbrook meadow, river Wylfe and town park. We strongly urge the importance of an internal viewing to fully appreciate this charming cottage.

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Approximate Area = 758 sq ft / 70.4 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Cooper and Tanner. REF: 1049729



Features

- Character and charm
- Mature rear garden
- Allocated off road parking space
- Two bedrooms
- Bathroom
- Double glazing
- Gas Central Heating
- Close to countryside walks
- Viewing advised
- Seller suited

Local Information

- Council Tax Band B
- Tenure Freehold
- EPC Rating D

WARMINSTER OFFICE

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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.

