

# East Street

Warminster, BA12 9BZ

COOPER  
AND  
TANNER



£159,950 Freehold

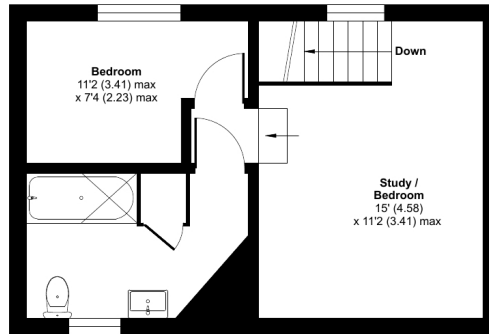
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## Description

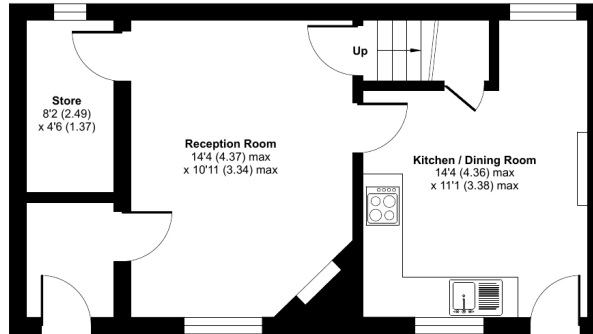
Grade II listed - This one bedroom mid terrace Victorian house is set in a quiet row of similar cottages and comes to the market with NO ONWARD CHAIN. It is within easy walking distance to the town centre. It offers a kitchen, separate sitting room with a Victorian Fireplace. Upstairs there is a main bedroom which leads into another room which could be used a study . There is potential to make TWO bedrooms upstairs. Also there is the main bathroom. The property is in need of modernisation and updating. Outside there is access through a gate to a lovely private good sized garden ( Note: the garden can be found along the path and is separate to the cottage).

## East Street, Warminster, BA12

Approximate Area = 735 sq ft / 68.2 sq m  
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Cooper and Tanner. REF: 1230653



### Features

- Victorian Cottgae
- Kitchen
- Sitting Room
- One Bedroom
- Study (Potential to be bedroom 2)
- Bathroom
- In need of modernisation
- Separate detached private garden
- Close to town centre
- No onward chain
- Grade II listed

### Local Information

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

#### WARMINSTER OFFICE

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