

# Norridge View

Warminster, BA12 8TA

COOPER  
AND  
TANNER



## £325,000 Freehold

This beautifully presented three bedroom semi detached house has been fully updated by its current owners and is immaculate throughout. It is situated on the western side of the town and is within easy walking distance of the town centre. It benefits from an open plan living accommodation downstairs and a recently fitted upstairs bathroom. It has been extended to the side offering a utility room and a good storage room. At the front there is a blocked paved driveway providing parking for two cars.

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### DESCRIPTION

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### OUTSIDE

The property is approached over a block paved driveway with parking for two cars. There is access to the garage (partly converted but there is still half for storage). The rear garden is privately enclosed and offers a good sized patio for entertaining. The remainder of the garden is laid to lawn.

### LOCATION

The town of Warminster 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.

### COUNCIL TAX

Band 'C'







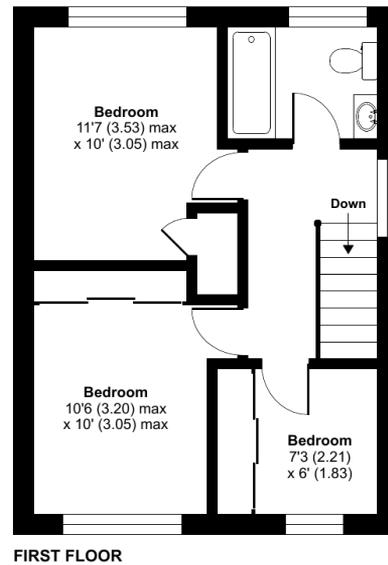
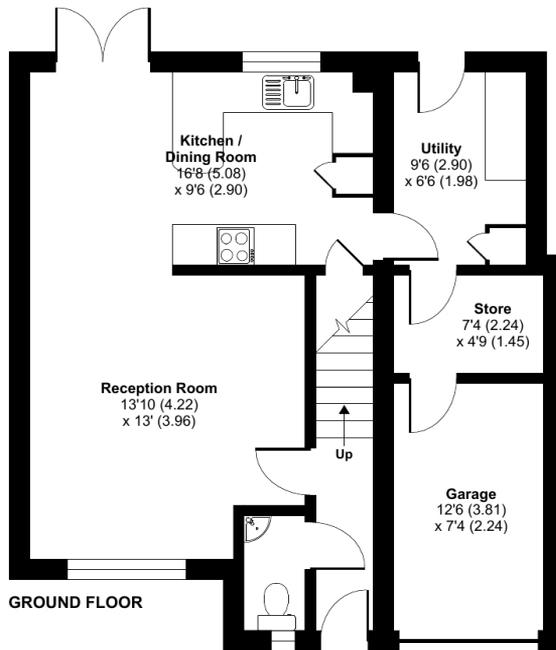
## Norridge View, Warminster, BA12

Approximate Area = 945 sq ft / 87.8 sq m

Garage = 89 sq ft / 8.3 sq m

Total = 1034 sq ft / 96.1 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: 1130705

### WARMINSTER OFFICE

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