

# St Andrews Road

Warminster, BA12 8ET

COOPER  
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## £269,950 Freehold

This two bedroom semi detached bungalow is well presented and is set in a quiet cul de sac location close to countryside and there are nearby amenities. It benefits from a good sized Sitting room and a Kitchen/diner. In addition it offers driveway parking and a garage. The property comes to the market with no onward chain.

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#### DESCRIPTION

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#### OUTSIDE

At the front of the property there is a block paved driveway with parking and access to the garage. At the back of the property the garden is privately enclosed by fencing, it is laid to patio and gravel for easy maintenance. There are various shrub borders. A wrought iron gate gives access to the front.

#### COUNCIL TAX

Band 'C'

#### 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.

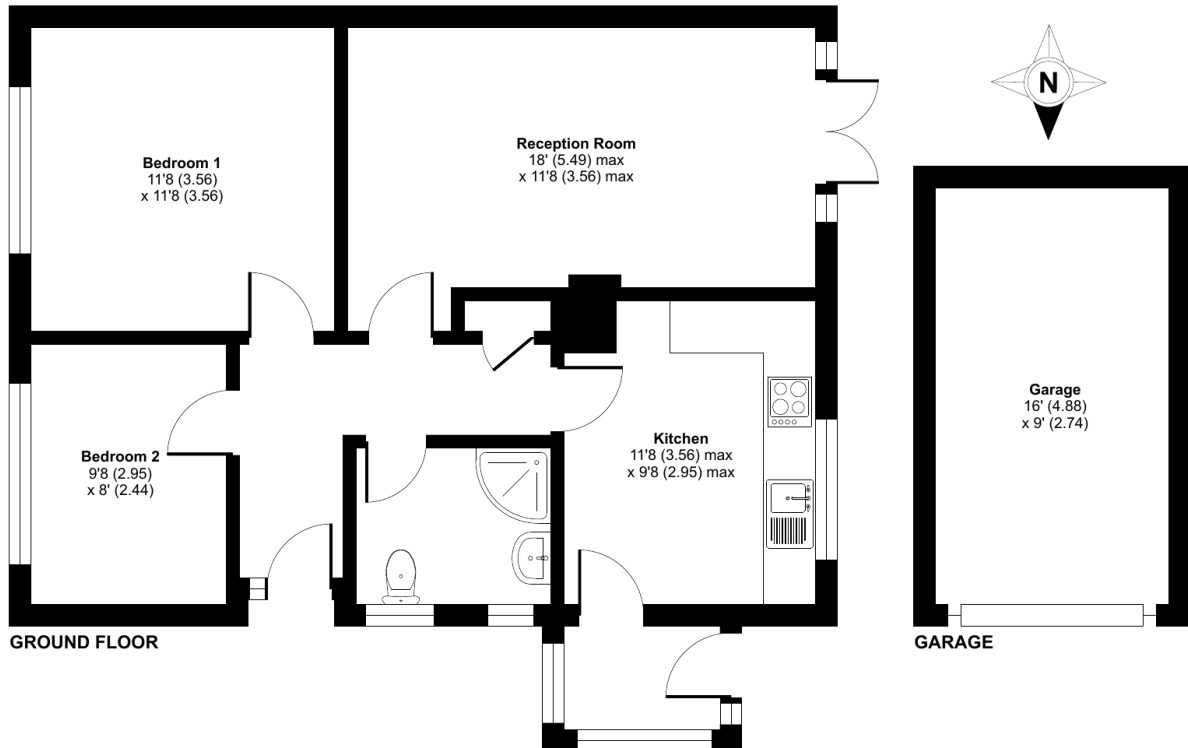




## St. Andrews Road, Warminster, BA12

Approximate Area = 837 sq ft / 77.7 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). © nitchecom 2023. Produced for Cooper and Tanner. REF: 1082303

### WARMINSTER OFFICE

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