

St Georges Close

Warminster, BA12 9ES

COOPER
AND
TANNER



£235,000 Freehold

3 1 1 EPC D

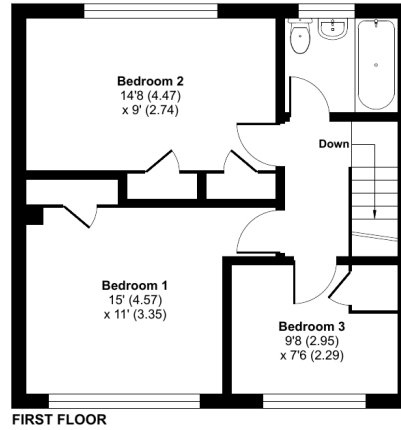
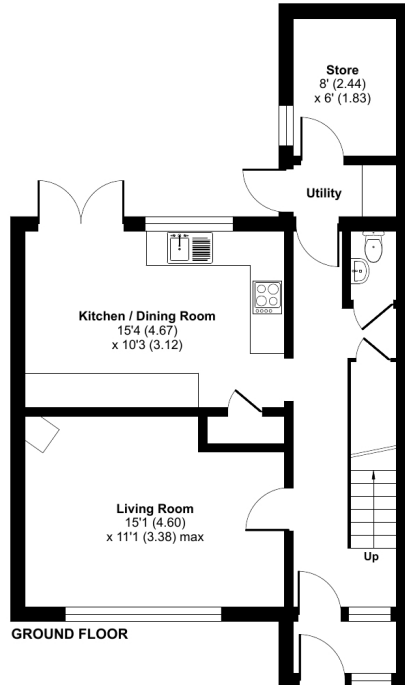
Description

A good sized three bedroom mid terrace family home located on the eastern outskirts of town with an enclosed garden to the rear and off road parking for two cars to the front. The property would be a great first time buy or investment purchase and offers double glazing and gas fired central heating. In brief the accommodation comprises entrance porch leading into the hallway with stairs rising to the first floor, sitting room with feature wood burning stove, kitchen/diner with a range of fitted wall and base units with wooden worktops over and integrated oven and hob, utility area with doors to the garden and large store area. There is also a downstairs WC. To the first floor there are three good size bedrooms and a family bathroom.

St. Georges Close, Warminster, BA12

Approximate Area = 1039 sq ft / 96.5 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). © nrichecom 2023. Produced for Cooper and Tanner. REF: 964037



Features

- Good size family home
- Ideal first time buy or investment property
- Driveway parking
- Enclosed garden
- Located towards the outskirts of town
- Sitting room
- Kitchen/diner
- Three bedrooms
- Family bathroom
- Utility area and storage cupboard

Local Information

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

WARMINSTER OFFICE

Telephone 01985 215579

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

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.

