

Pound Row

Warminster, BA12 8NQ

COOPER
AND
TANNER



£235,000 Freehold

An excellent opportunity to purchase this spacious, three bedroom terraced family home. The property is located on the popular Frome side of the town and close to a Co-op and local walks. Viewing highly advised. NO CHAIN.

Pound Row Warminster BA12 8NQ

 3  2  1 EPC E

£235,000 Freehold

DESCRIPTION

A pleasing terraced family home that offers excellent living accommodation and conveniently close to the local Co-op and walks. The home has the benefit of gas central heating and double glazing. The accommodation comprises an entrance porch with glazing and door leading to the main hallway with stairs and door giving access to the sitting room with feature double doors to the rear garden. The kitchen has a range of wall and base units including built in oven and gas hob, space for appliances. A dining area offers space for a table and chairs. On the first floor a landing gives access to the family bathroom, WC and the three bedrooms.

OUTSIDE

At the rear is a substantial level and mainly laid to lawn garden with paved patio area and fencing. Access gate.

LOCATION

The historic market town of Warminster is set in beautiful surroundings and offers a wide range of shopping and leisure facilities to include library, sports centre, Snap gym, swimming pool, pre/ primary / secondary / private 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. Warminster train station has connections to Bath/ Bristol / Bradford on Avon / Westbury/ Paddington /Reading. Junction 18 / M4 is 18 miles (29km) The A361 connects to Swindon to the north-east and Barnstaple to the south-west, while the north south A350 primary route to Poole runs close to the town. Bristol Airport which is 30 miles (48 km) west. Bath and Salisbury are about 20 miles away. The A303 is about 10 miles to the south.

PARKING

On street parking close by.

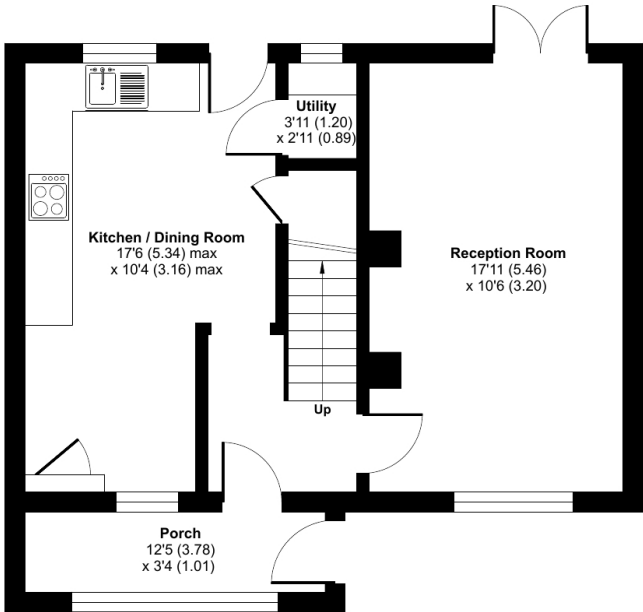




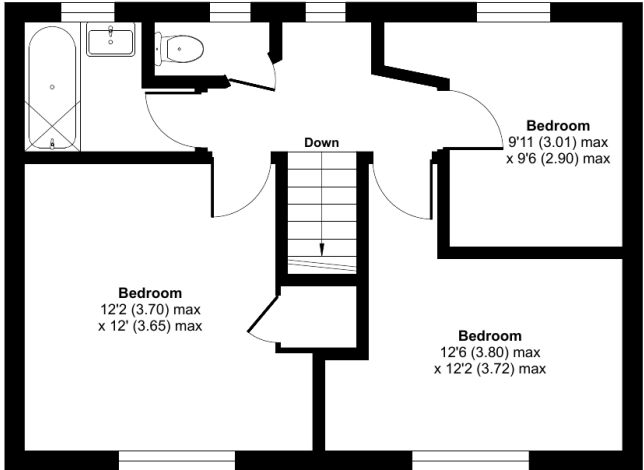
Pound Row, Warminster, BA12

Approximate Area = 927 sq ft / 86.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2024. Produced for Cooper and Tanner. REF: 1222026

WARMINSTER OFFICE
 Telephone 01985 215579
 48-50, Market Place, Warminster, Wiltshire BA12 9AN
warminster@cooperandtanner.co.uk



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.

