

St John's Road

Warminster, BA12 9LZ

COOPER
AND
TANNER



£299,950 Freehold

This three bedroom semi detached house is set in popular St John's Road close to riverside walks and open countryside and is a flat walk to the town centre and its amenities. The property is in need of updating and will make a beautiful home. The property boasts a large flat enclosed garden at the rear with a garage and driveway parking at the front. It is offered for sale with NO ONWARD CHAIN.

St John's Road Warminster BA12 9LZ

 3  1  1 EPC D

£299,950 Freehold

DESCRIPTION

This three bedroom semi detached house is set in popular St John's Road close to riverside walks and open countryside and is a flat walk to the town centre and its amenities. The property is in need of updating and will make a beautiful home. The property boasts a large flat enclosed garden at the rear with a garage and driveway parking at the front. It is offered for sale with NO ONWARD CHAIN. In brief the accommodation comprises entrance hallway with stairs rising to the first floor, kitchen fitted with a range of wall and base units, there is a door which leads into a side porch which is fully enclosed. The sitting room has a fireplace and parquet flooring the whole way through to the dining area which is a good size for entertaining and this then leads into a lovely garden room. Leading upstairs there are three bedrooms and a family bathroom.

OUTSIDE

The front of the property is approached over a driveway with ample parking for two cars this then leads to the garage. The front garden is privately enclosed with hedging and is laid to lawn with established shrubs. There is a side door leading to a side porch. The rear garden is a particular feature and boasts a really good sized flat garden. It is privately enclosed and is laid to lawn also there is a sun room which could be used as an office.

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'





St. Johns Road, Warminster, BA12

Approximate Area = 955 sq ft / 88.7 sq m

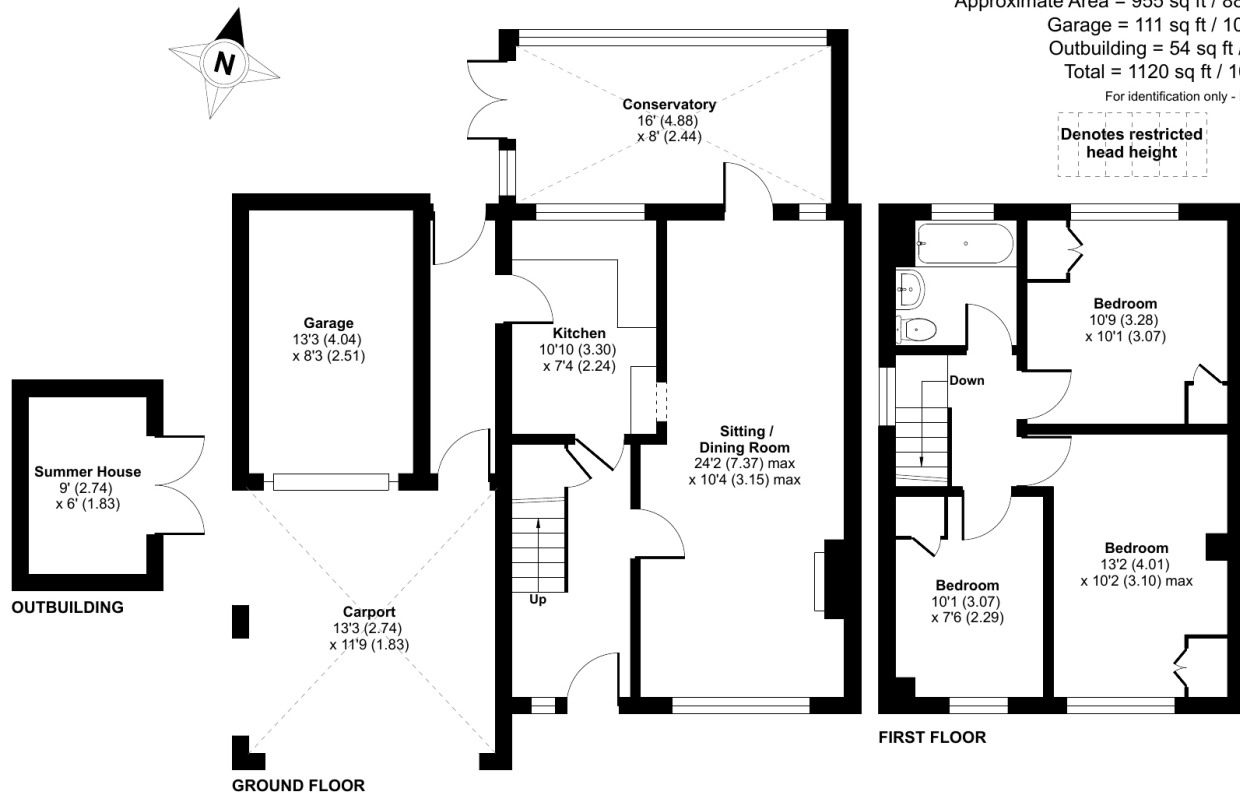
Garage = 111 sq ft / 10.3 sq m

Outbuilding = 54 sq ft / 5 sq m

Total = 1120 sq ft / 104 sq m

For identification only - Not to scale

Denotes restricted
head height



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: 1142096

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.

