

St John's Road

Warminster, BA12 9LZ

COOPER
AND
TANNER



£310,000 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.

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DESCRIPTION

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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

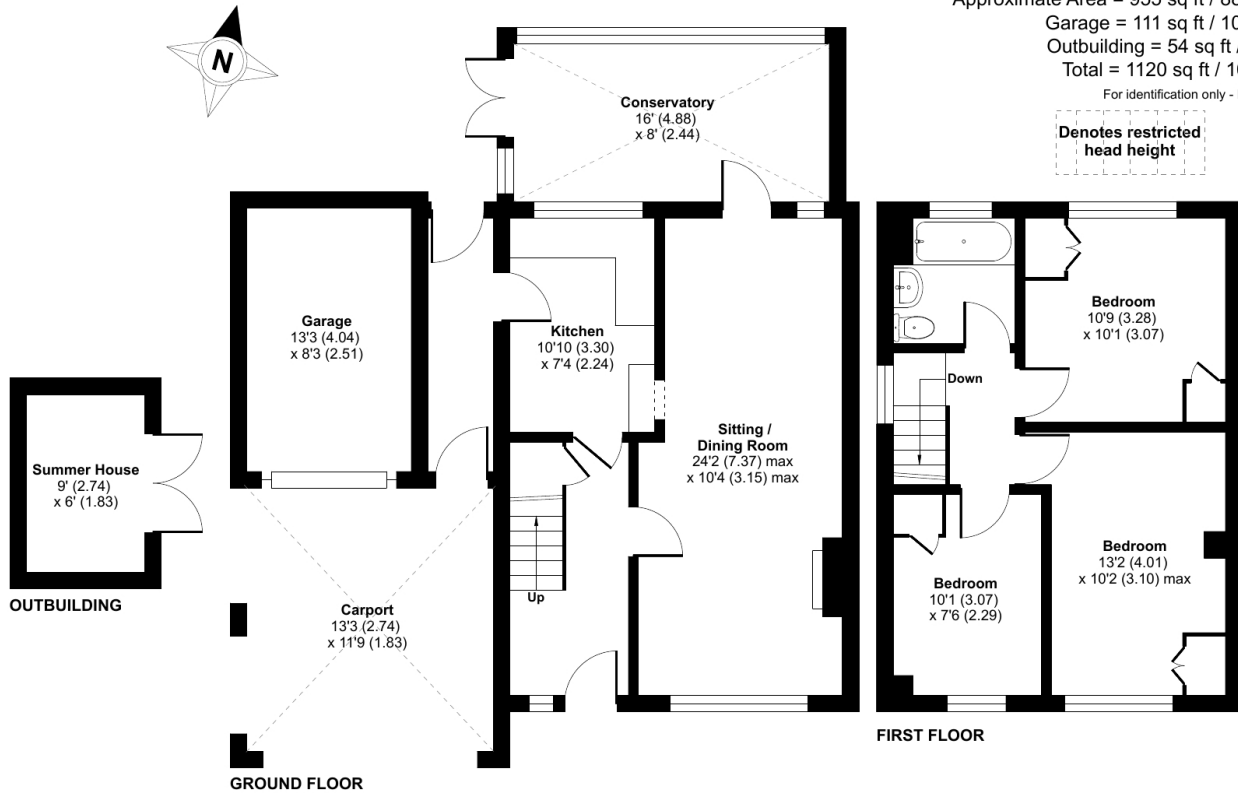
Garage = 111 sq ft / 10.3 sq m

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

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