

Pound Street

Warminster, BA12 8NN

COOPER
AND
TANNER



£269,950 Freehold

This three bedroom end of terrace cottage has been fully modernised whilst retaining its character and charm. It boasts a good sized garden with its own parking for two to three cars at the rear. It has two receptions and a kitchen with an extension to the side which could be used as an additional reception room. The property is offered for sale with NO ONWARD CHAIN.

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DESCRIPTION

This three bedroom end of terrace cottage has been fully modernised whilst retaining its character and charm. It boasts a good sized garden with its own parking for two to three cars at the rear. It has two receptions and a kitchen with an extension to the side which could be used as an additional reception room. The property is offered for sale with NO ONWARD CHAIN. The accommodation comprises, sitting room with a wood burner, dining room with open fire, kitchen with a step leading into a large utility room and also a spacious bathroom with a double shower, all of which has been fully modernised. There is a door with access to a good sized rear garden and a door leading to a privately enclosed courtyard garden to the side. Leading upstairs to the first floor there are two bedrooms both with original cast iron fireplaces. On the second floor there is bedroom three which is accessed from bedroom two via a staircase. The property also benefits from gas central heating and uPVC double glazing.

OUTSIDE

The property benefits from a spacious rear garden which is fully enclosed by panelled fencing and is totally private. Steps lead up to a patio area with a wood shed to the side. From the patio area there is lawn to the side. At the end of the garden there is a gate which leads to a gravelled area providing parking for two to three cars.

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 '

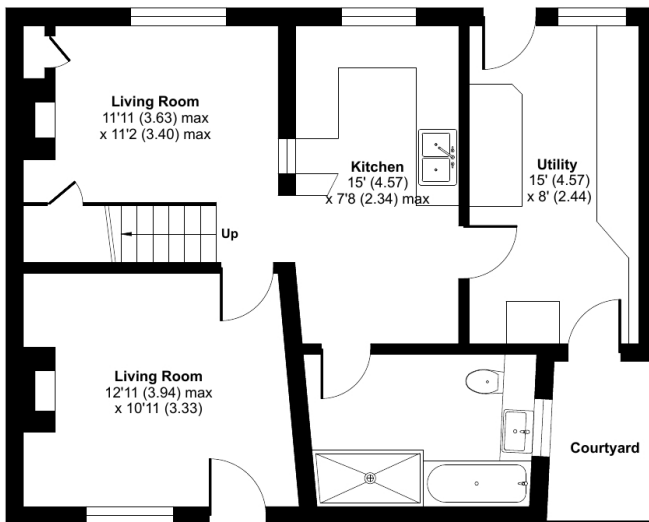




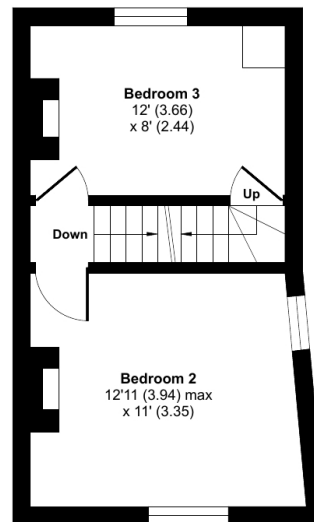
Pound Street, Warminster, BA12

Approximate Area = 1041 sq ft / 96.7 sq m

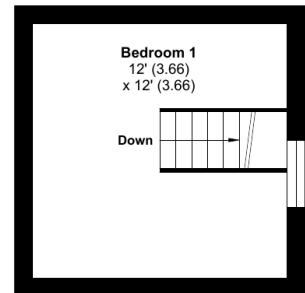
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2023. Produced for Cooper and Tanner. REF: 1064505

WARMINSTER OFFICE

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