

Boreham Road

Warminster, BA12 9JX

COOPER
AND
TANNER



£175,000 Freehold

 1  1  1 EPC C

Description

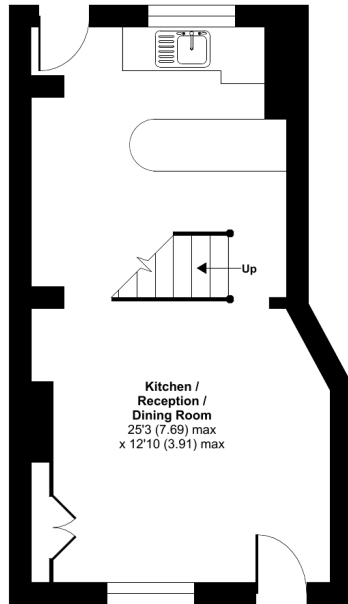
This one bedroom character cottage is ideal for first time buyers and buy to let investors. The property was rented out for years at an income of £600pcm.

The property comprises of two floors. The ground floor has open plan living with a kitchen/sitting room. To the first floor you have a very good sized double/master bedroom which is serviced by the family bathroom containing a claw foot bath and walk in shower as well. The property also benefits from having access from the rear to the front of the property .

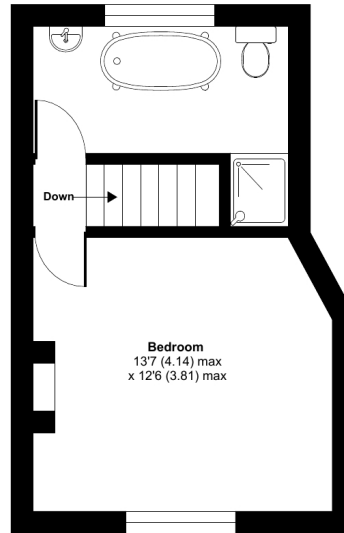
Boreham Road, Warminster, BA12

Approximate Area = 603 sq ft / 56 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Cooper and Tanner. REF: 943988



Features

- Lovely Character Cottage
- Open Plan Kitchen/Living Room
- No Onward Chain
- Kitchen/Breakfast Bar
- Set Back From The Road
- Close to Local Amenities
- Bath and Separate Walk In Shower
- One Bedroom Property With Income Potential

Local Information

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

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 same as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.



RICS



OnTheMarket