

St John's Road

Warminster, BA12 9LY

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AND
TANNER



£290,000 Freehold

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DESCRIPTION

This three bedroom semi detached family home is located in the sought after location of St Johns Road. It is within easy walking distance of the town centre and close to open countryside. It benefits from a downstairs separate cloakroom and a family bathroom, a lovely kitchen which opens into a very large conservatory perfect for entertaining. It also boasts a large workshop and garage and driveway parking. In brief the accommodation comprises: entrance porch, entrance hallway with a door to a downstairs cloakroom, inner hallway with doors to a sitting room with a wood burner, downstairs bathroom, kitchen fully fitted with a range of wall and base units, larder cupboard, opening into a large conservatory this can be used as a dining room and can be used as an office, a door then leads into a large workshop and garage with a utility area. Leading upstairs there are three bedrooms, bedroom has a ladder that gives access to a large boarded attic room.

OUTSIDE

The front of the property offers a good frontage with an area to the side and driveway parking and access to the garage. There is gated access to the side. At the rear of the property there is a patio area and an enclosed rear garden enclosed by fencing with various shrubs and plants.

COUNCIL TAX

Band 'C'

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.





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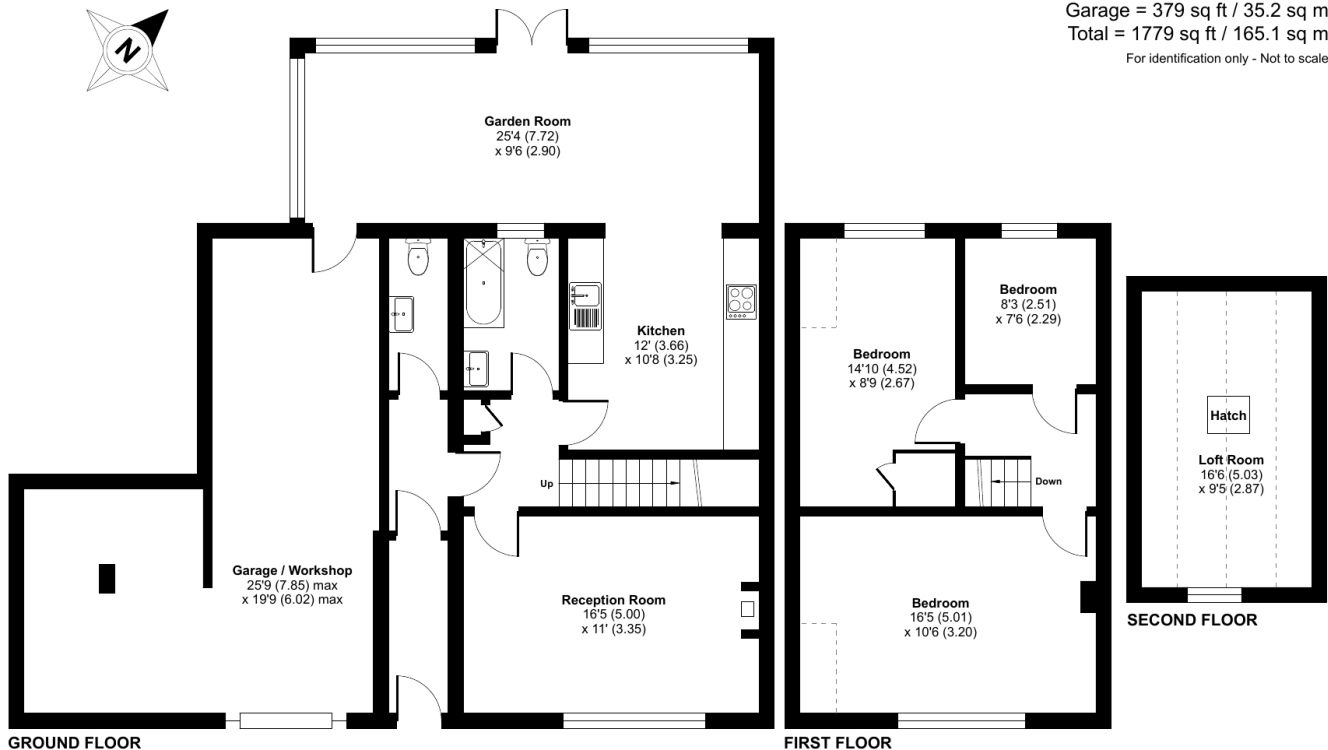
Approximate Area = 1314 sq ft / 122 sq m

Limited Use Area(s) = 86 sq ft / 7.9 sq m

Garage = 379 sq ft / 35.2 sq m

Total = 1779 sq ft / 165.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Cooper and Tanner. REF: 1164027

WARMINSTER OFFICE

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