

# Sambourne Gardens

Warminster, BA12 8LS

COOPER  
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TANNER



£260,000 Freehold

 3  2  1 EPC D

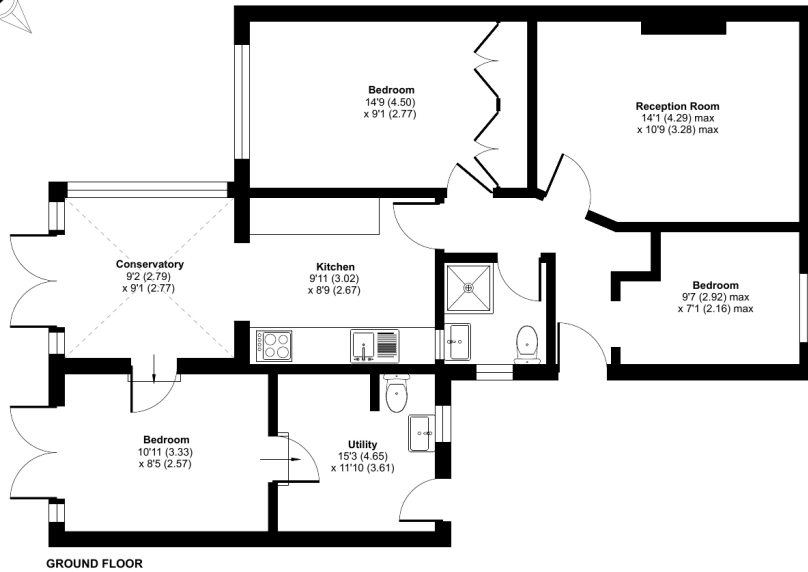
## Description

An extended semi detached bungalow that is located in a very popular location close to the town. The home has a reconfigured layout from the ordinal build, and the former garage has been converted to a bedroom and utility WC. The property has the added benefit of a conservatory and a pleasing rear garden. The accommodation comprises hall, lounge, fitted kitchen, conservatory, utility room, two bedrooms, shower room. Outside a driveway offers parking for tow cars. Viewing advised.

# Sambourne Gardens, Warminster, BA12

Approximate Area = 819 sq ft / 76 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Cooper and Tanner. REF: 1162401



## Features

- Modern bungalow
- Extended and reconfigured
- Double glazing
- Gas central heating
- Gardens front and back
- Shower room
- Close to local Park and Town
- NO CHAIN
- Popular address

## Local Information

- Tenure Freehold
- EPC Rating D

### WARMINSTER OFFICE

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