

# St Georges Close

Warminster, BA12 9ES

COOPER  
AND  
TANNER



## £230,000 Freehold

A pleasing and much improved two bedroom end of terrace home with gas central heating and double glazing. The kitchen and bathrooms have been upgraded along with a recent new roof. Generous front and rear gardens. Viewing highly advised.

# St Georges Close

## Warminster

BA12 9ES

 2  2  1 EPC C

## £230,000 Freehold

### DESCRIPTION

We are pleased to bring to the market a very spacious upgraded home that is situated in a tucked away corner of a popular cul de sac on the Salisbury side of the town. The kitchen and bathroom have been refurbished along with a new roof. Outside is a pleasing lawned front and rear garden along with a wood constructed garden office / sun room with power, light and internet connection. The accommodation comprises Porch / hallway, lounge, kitchen, dining area, landing, two double bedrooms, bathroom and separate WC.

### 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.

### TAX BAND

B





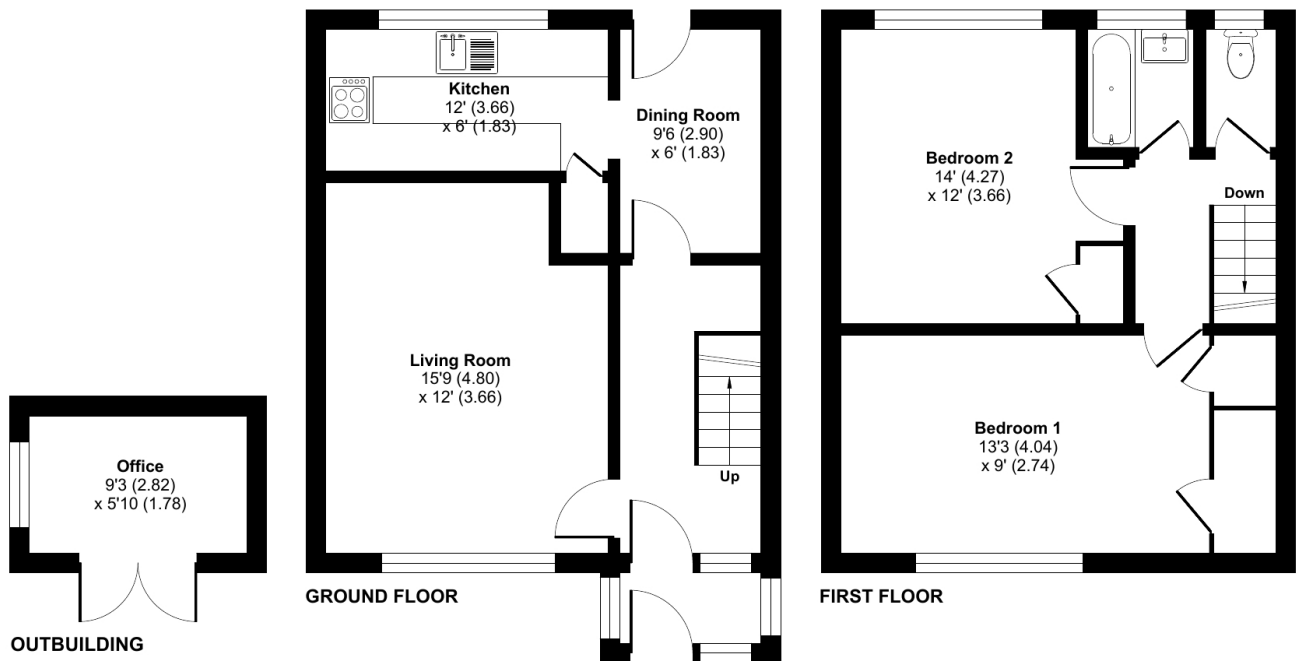
## St. Georges Close, Warminster, BA12

Approximate Area = 847 sq ft / 78.6 sq m

Outbuilding = 54 sq ft / 5 sq m

Total = 901 sq ft / 83.6 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). © nitchecom 2023. Produced for Cooper and Tanner. REF: 990157

### WARMINSTER OFFICE

Telephone 01985 215579

48-50, Market Place, Warminster, Wiltshire BA12 9AN

[warminster@cooperandtanner.co.uk](mailto: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 m as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

