

# Imber road

Warminster, BA12 0BN

COOPER  
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TANNER



## £450,000 Freehold

This extended beautiful detached Victorian home has been tastefully updated to a high standard and is ideal for a family . It offers a large open plan Kitchen/Diner with bifold doors opening out into the rear garden. It benefits from two sitting rooms both with wood burners. The rear garden has been landscaped and is very private and offers a garden office and a cabin. There is a driveway with private entrance gates and a detached garage. The property is within easy walking distance of the town centre and the train station.

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### DESCRIPTION

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### OUTSIDE

The front of the property has steps leading up to an enclosed front garden and has established plants with a path leading to the front door. There is a driveway with entrance gates that leads to the garage. The rear garden is a stand out feature and has been fully landscaped it offers a door into an office, access to the garage and a store room at the back The garden has been beautifully maintained offering a slate patio and a slate path leading to a seating area, there are established trees, borders stocked with plants, raised vegetable beds, a play area , lawned areas and at the bottom of the garden there is a detached log cabin which can be used as a work room with power and lighting. In addition there is a large chicken coupe. This garden offers total privacy and is ideal for entertaining and perfect for a family.

### 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 '







## Imber Road, Warminster, BA12

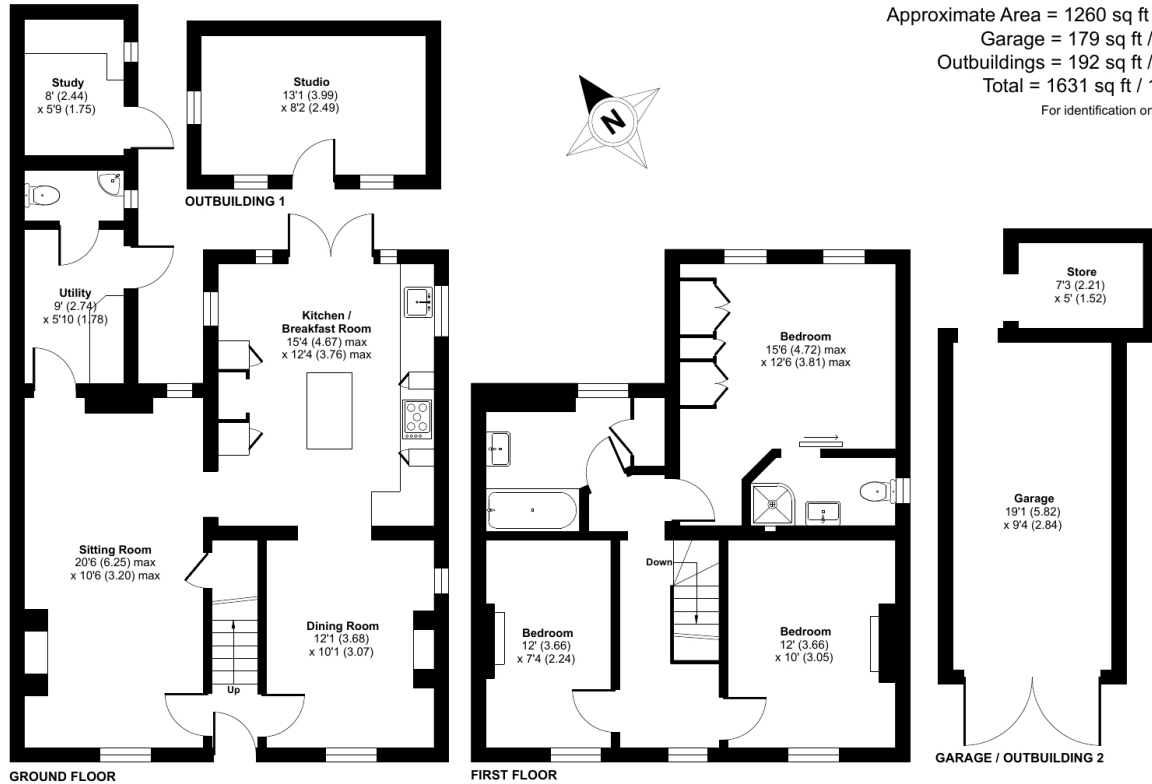
Approximate Area = 1260 sq ft / 117 sq m

Garage = 179 sq ft / 16.6 sq m

Outbuildings = 192 sq ft / 17.8 sq m

Total = 1631 sq ft / 151.4 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 2024. Produced for Cooper and Tanner. REF: 1148094

### WARMINSTER OFFICE

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