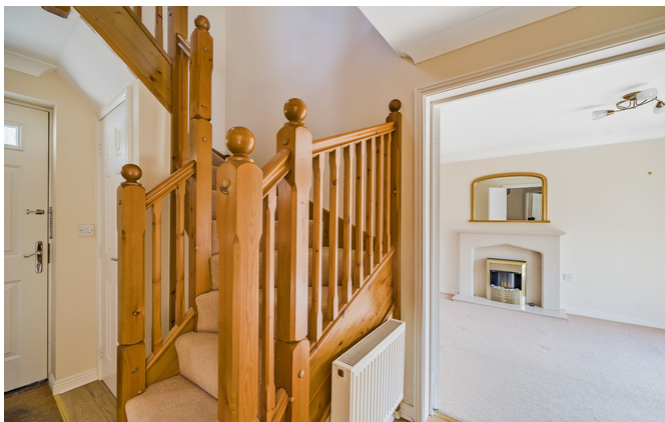


# Giles Hollow

Warminster, BA12 9QY

COOPER  
AND  
TANNER



£315,000 Freehold

 3  2  2 EPC C

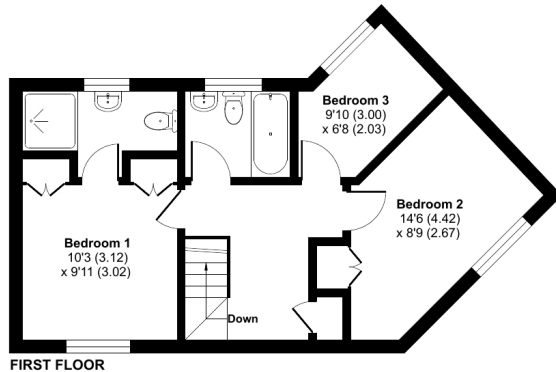
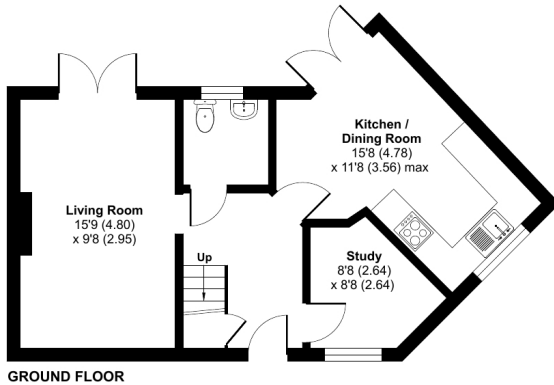
## Description

A modern three bedroom semi detached family home located in a quiet position and being offered for sale with no onward chain. The property benefits from an enclosed low maintenance garden, driveway parking, a garage, gas fired central heating and double glazing. In brief the accommodation comprises entrance hall with a turning staircase rising to the first floor, cloakroom, dual aspect sitting room with feature fireplace, kitchen/diner with a range of fitted wall and base units with integrated oven and hob and a study. To the first floor there is a good size landing, main bedroom with en-suite shower room, two further bedrooms and a family bathroom. Viewing comes highly recommended.

## Giles Hollow, Warminster, BA12

Approximate Area = 954 sq ft / 88.6 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). © nichecom 2023. Produced for Cooper and Tanner. REF: 962188



### Features

- Modern semi detached family home
- Quiet location
- Dual aspect sitting room
- Kitchen/diner
- Study
- Master bedroom with en-suite shower room
- Two further bedrooms
- Family bathroom
- Garage and driveway parking
- Enclosed low maintenance garden
- No onward chain

### Local Information

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

#### WARMINSTER OFFICE

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