

Sambourne Gardens

Warminster, BA12 8LS

COOPER
AND
TANNER



£250,000 Freehold

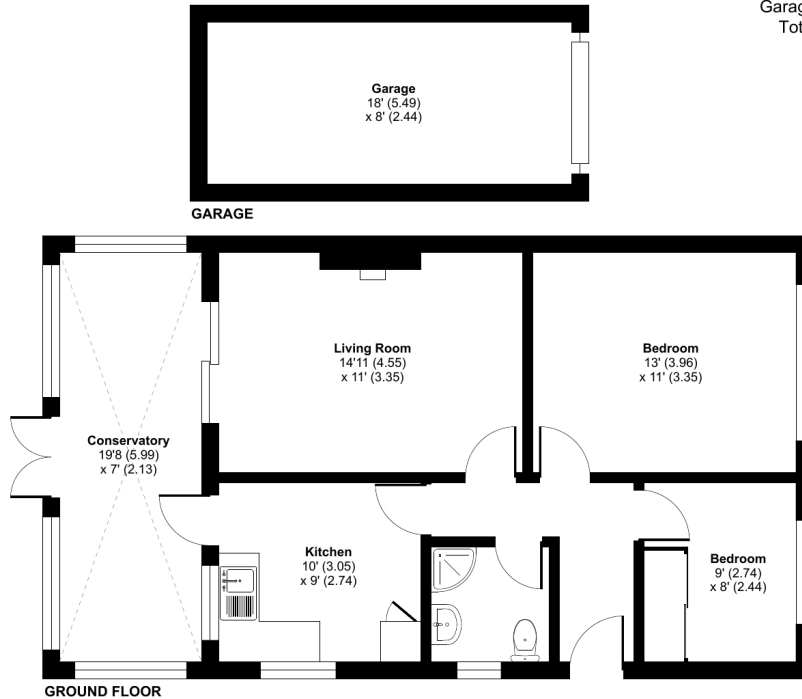
 2  2  1 EPC C

Description

A two bedroom extended semi detached bungalow set in the corner of a cul de sac. The property requires enhancement and updating throughout. The home has gas fired central heating and double glazing. Outside a driveway offers off street parking and access to the single garage. At the front is a pleasing garden being laid to lawn and have various plants. At the rear is a substantial garden with lawn, planting and a patio area. Sheds and fencing

Sambourne Gardens, Warminster, BA12

Approximate Area = 733 sq ft / 68 sq m
Garage = 144 sq ft / 13.3 sq m
Total = 877 sq ft / 81.3 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). © richcom 2024. Produced for Cooper and Tanner. REF: 1107913



Features

- NO CHAIN
- Extended at rear
- Substantial grounds
- Moderation required
- Investment opportunity
- Two bedrooms
- Lounge and Conservatory
- Kitchen & conservatory
- Gas Central Heating
- Parking and garage

Local Information

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

WARMINSTER OFFICE

Telephone 01985 215579

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

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 matters as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

