

# Ruskin Drive

Warminster, BA12 8HS

COOPER  
AND  
TANNER



£325,000 Freehold

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## Description

Cooper and Tanner are pleased to offer this spacious chalet style house which offers good sized family living throughout. It benefits from a kitchen/breakfast room open plan into a large conservatory. In addition it offers a downstairs room which can be bedroom 4 or a study. It is situated in a quiet location in a sought after area.



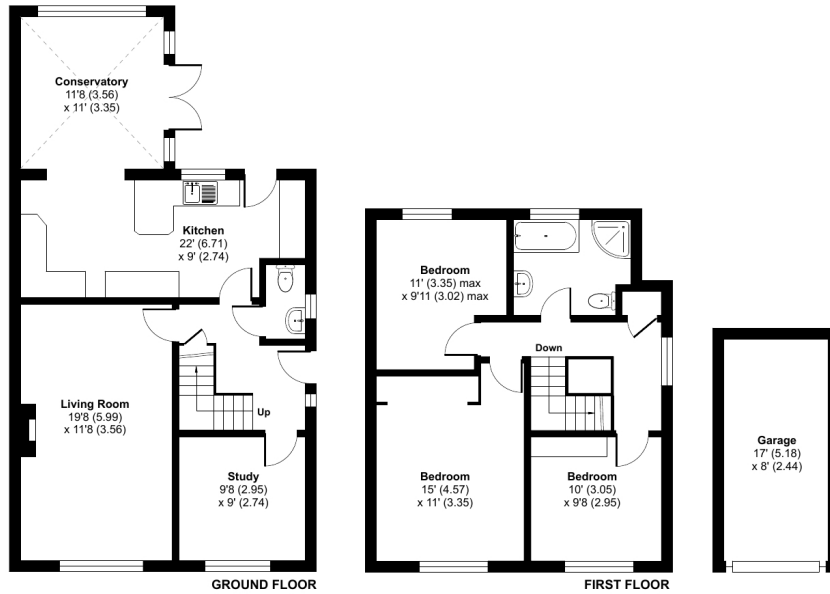
## Ruskin Drive, Warminster, BA12

Approximate Area = 1332 sq ft / 123.7 sq m

Garage = 136 sq ft / 12.6 sq m

Total = 1468 sq ft / 136.3 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). © nichecom 2024. Produced for Cooper and Tanner. REF: 1111610



### Features

- Semi Detached House
- Kitchen/breakfast room
- Conservatory
- Downstairs cloakroom
- Bedroom 4/study
- Large sitting room
- Family Bathroom
- Good sized rear garden
- Gas central heating & double glazing
- Driveway and Garage with outbuildings to rear

### Local Information

- Tenure Freehold
- EPC Rating TBC

#### WARMINSTER OFFICE

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AND  
TANNER**

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