

Manor Gardens

Warminster, BA12 8PW

COOPER
AND
TANNER



£325,000 Freehold

We are pleased to offer for sale this four bedroom detached house in the sought after location of Manor Gardens. The property is close to the town centre and all its amenities. It would be perfect for a family and has the bonus of another reception room downstairs which could be used as bedroom 5. The garden to the rear is a good size and is privately enclosed. The property has scope for modernisation and has NO ONWARD CHAIN.

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DESCRIPTION

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OUTSIDE

The front of property is accessed over a block paved driveway leading to the front door with lawn to the side, there is a border in front of the window. There is gated access to the side. At the rear the garden is mainly laid to lawn with a gravelled seating area and a patio area, there are established plants and it is privately enclosed with panelled fencing.

COUNCIL TAX

BAND 'D'

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.

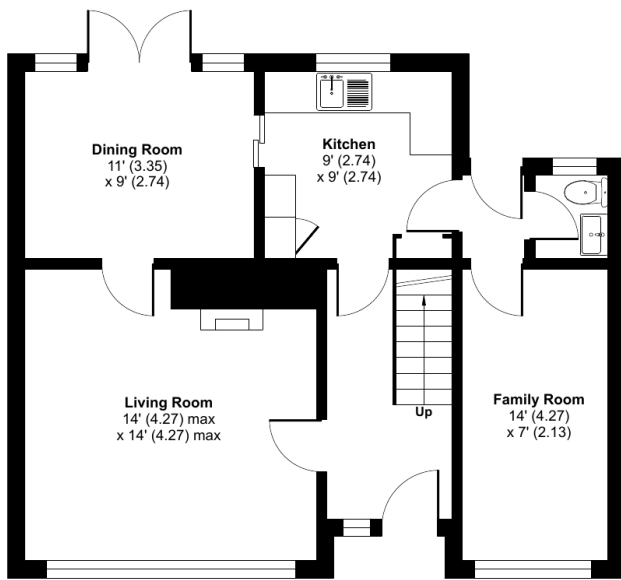




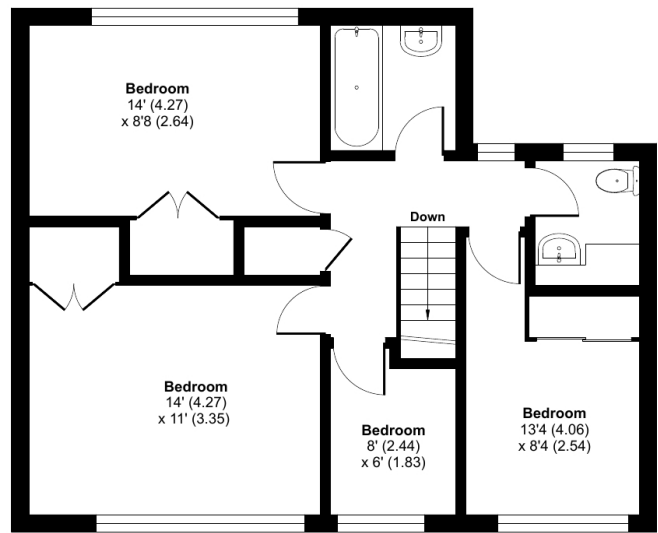
Manor Gardens, Warminster, BA12

Approximate Area = 1239 sq ft / 115.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



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: 1121219

WARMINSTER OFFICE

Telephone 01985 215579

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

warminster@cooperandtanner.co.uk

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