

Sambourne Road

Warminster, BA12 8LJ

COOPER
AND
TANNER



£119,995 Leasehold

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Description

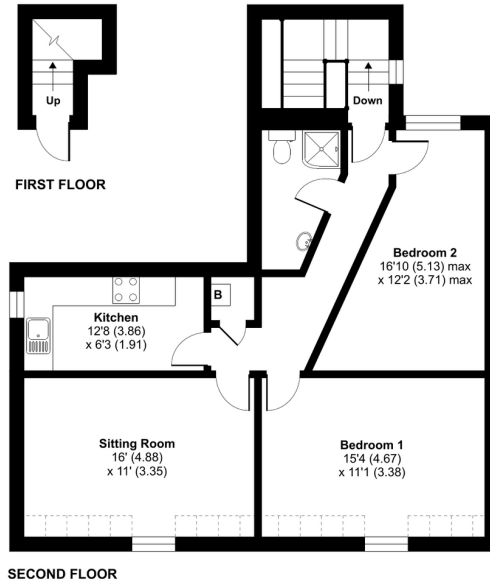
A grade two listed flat in Warminster Town Centre. This property offers spacious accommodation with two double bedrooms and is within walking distance of the town center and train station. Entering the property up a set of stairs and into the main corridor. Off the corridor is the family shower room to the right and bedroom two which is on the left. At the end is the master bedroom, living room and kitchen. The kitchen has base units fitted with space for a washing machine and a built in oven and hob. There is also an airing cupboard which holds the boiler.

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Approximate Area = 786 sq ft / 73 sq m
Limited Use Area(s) = 39 sq ft / 3.6 sq m
Total = 825 sq ft / 76.6 sq m
For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © richcom 2022. Produced for Cooper and Tanner. REF: 818921



Features

- Grade II Listed Apartment
- Ideal investment or first time buy
- Two bedrooms
- Sitting room
- Kitchen
- Shower room
- No onward chain and viewing highly recommended
- Close to the town centre

Local Information

- Council Tax Band A
- Tenure Leasehold
- EPC Rating C

WARMINSTER OFFICE

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

