

# Church Street

Warminster, BA12 8PG

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## £275,000 Freehold

An elegant and charming Grade II Listed two bedroom terraced residence that is located close to the town centre in a gated development. This stunning individual home has been lovingly upgraded and had many tasteful additions carried out by the present seller. At the rear is a courtyard garden, parking and Summer House. Viewing highly advised.

# Church Street Warminster BA12 8PG

 2  1  1 EPC TBC

## £275,000 Freehold

### DESCRIPTION

This elegant Grade II Listed home has been lovingly upgraded by the present owner. The property also retains many grand features from when it was one substantial residence. The main entrance has the original front door along with the beautiful tessellated tiled flooring and feature archway. A staircase gives access to the first floor. The generous sitting room has an ornate fire place, detailed coving and two large recessed arched alcoves. The kitchen / dining room is fitted with a range of base units, tiled flooring and plumbing. A period wood panelled landing gives access to the two bedrooms. A particular feature of this home is the luxurious bathroom that has a free standing clawed bath, separate glass shower enclosure and wood flooring.

### OUTSIDE

Outside is a pleasing paved courtyard garden with gate. A summer house could be used as a home office, workshop, playroom or gym.

### PARKING

Allocated resident parking.

### TAX BAND

B





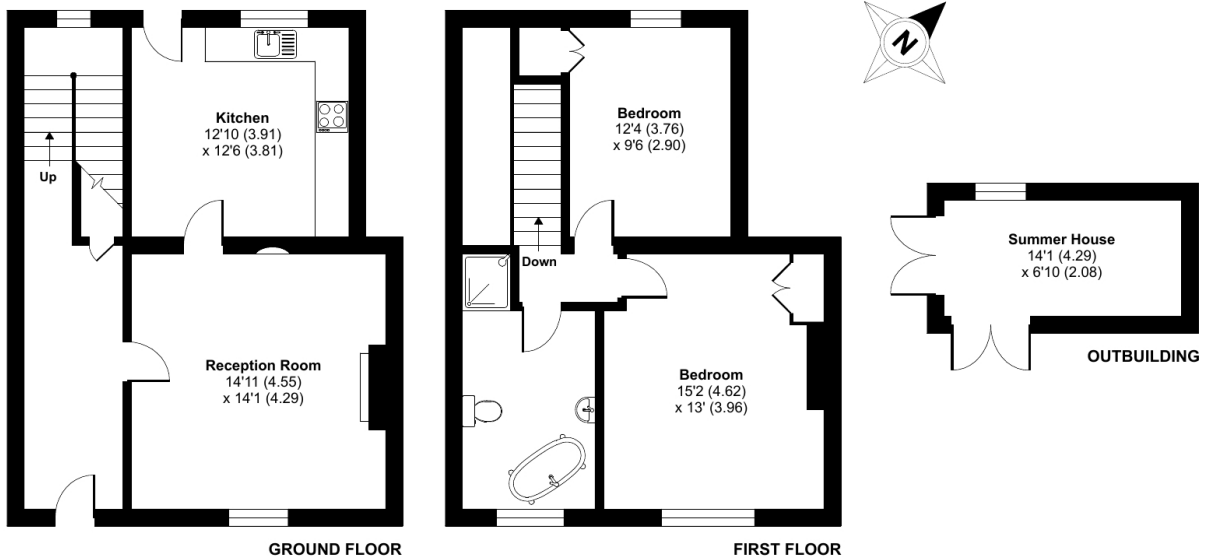
## Church Street, Warminster, BA12

Approximate Area = 1106 sq ft / 102.8 sq m

Outbuilding = 95 sq ft / 8.8 sq m

Total = 1201 sq ft / 111.6 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Cooper and Tanner. REF: 1201725

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