

# Sambourne Gardens

Warminster, BA12 8LS

COOPER  
AND  
TANNER



## Guide Price £295,000

This three bedroom semi detached house is set in a quiet location in a sought after location and is close to the town centre. It offers a good sized kitchen/diner which has been extended. It benefits a large garden to the rear with a large workshop and a detached garage and driveway. The property offers scope for improvement and comes to the market with NO ONWARD CHAIN.

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### DESCRIPTION

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### OUTSIDE

The front is approached over a driveway offering parking and access to the detached garden with a personal door to the side. There is a garden to the side filled with various shrubs. There is a door to the side leading into the entrance porch. At the rear of the property there is a good size garden with a patio with steps leading down to a lawn. The garden is privately enclosed by fencing and trees at the back. The rest of the garden is fully paved with raised borders full of plants and shrubs. There is a large workshop and an additional shed, There is a side gate leading to the front .

### 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.

### COUNCIL TAX

Band ' C '

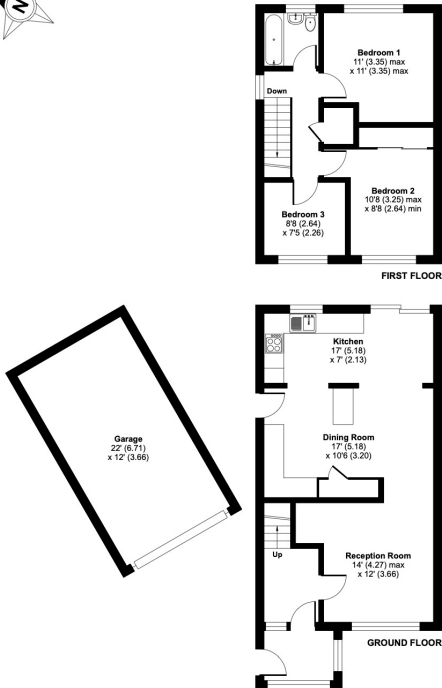




## Sambourne Gardens, Warminster, BA12

Approximate Area = 982 sq ft / 91.2 sq m  
 Garage = 264 sq ft / 24.5 sq m  
 Total = 1246 sq ft / 115.7 sq m

For identification only - Not to scale

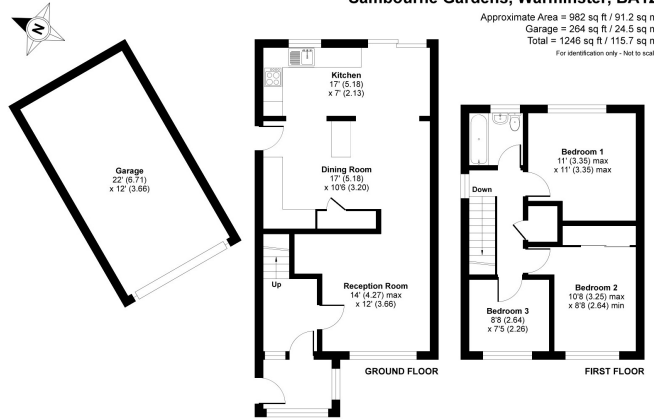


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### WARMINSTER OFFICE

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