

# St Andrews Road

Warminster, BA12 8ET

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TANNER



£305,000 Freehold

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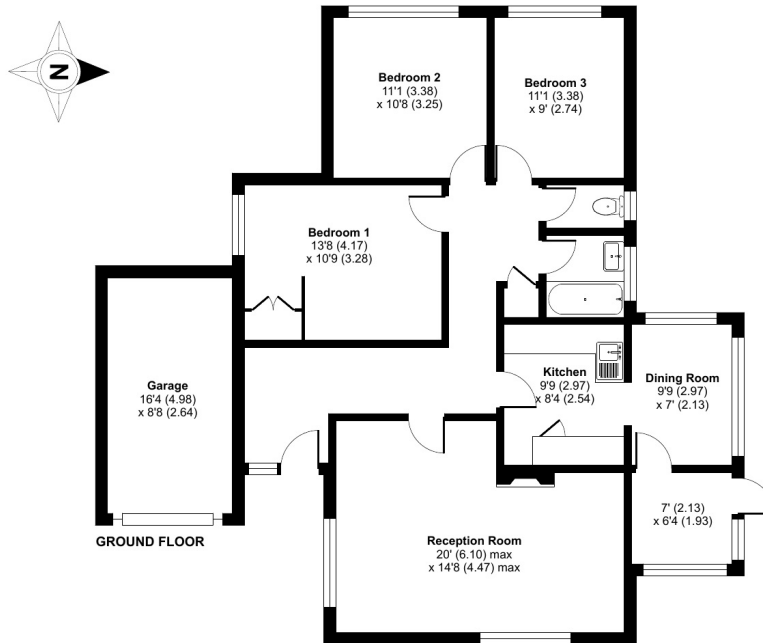
## Description

A detached three bedroom bungalow, tucked in a quiet position at the end of the cul de sac, in need of some modernisation and updating throughout. The property sits on a good sized corner plot of mature gardens, driveway parking, a single garage, double glazing and gas fired central heating with a new boiler. In brief the accommodation comprises entrance hall, I-shaped lounge/diner with feature electric fire, kitchen with a range of fitted wall and base units with access to the extended dining room and utility/side porch. There are three good sized bedrooms, a bathroom and a separate WC. The property is being offered for sale with no onward chain and viewing comes highly recommended.

## St. Andrews Road, Warminster, BA12

Approximate Area = 1242 sq ft / 115.3 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Cooper and Tanner. REF: 1002010



### Features

- Detached bungalow on a corner plot
- Tucked away at the end of a cul-de-sac
- Good size gardens
- Garage and parking
- L-Shaped lounge/diner
- Kitchen and dining room
- Three bedrooms
- Bathroom and separate WC
- No onward chain

### Local Information

- Council Tax Band D
- Tenure Freehold
- EPC Rating C

#### WARMINSTER OFFICE

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