

# Victoria Road

Warminster, BA12 8HF

COOPER  
AND  
TANNER



## £184,500 Freehold

A pleasing and immaculately presented mid terrace two bedroom cottage that is located on the popular Frome side of the town, and close to the local Co-op store and walks. This lovely home has the convenience of gas central heating and double glazing. At the rear is a pleasing garden area incorporating gravel, patio and planted borders. NO ONWARD CHAIN.

Victoria Road  
Warminster  
BA12 8HF

 2  1  1 EPC C

**£184,500 Freehold**

#### DESCRIPTION

A charming period mid terrace cottage that is presented in immaculate order throughout. The home has the advantage of gas central heating and double glazing. The sitting room has a feature fireplace with a gas powered stove, and stairs giving access to the first floor. The kitchen / dining room is fitted with a wide range of wall and base units, and incorporating a hob, oven, and space for washing machine. On the first floor you will find two bedrooms and a bathroom. The accommodation in brief comprises an entrance porch, sitting room, kitchen / dining room, landing, two bedrooms, bathroom.

#### OUTSIDE

At the front a gate opens onto a small garden area and gives access to the front door. At the rear is a pleasing garden with gravel and planted borders along with a patio area. At the side of the neighbouring property is a right of way access for you and next door.

#### LOCATION

The historic market town of Warminster offers a wide range of shopping and leisure facilities to include library, sports centre, Snap gym, swimming pool, pre/ primary / secondary / private 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. Warminster train station has connections to Bath/ Bristol / Bradford on Avon / Westbury/ Paddington /Reading. Junction 18 / M4 is 18 miles (29km) The A361 connects to Swindon to the north-east and Barnstaple to the south-west, while the north south A350 primary route to Poole runs close to the town. Bristol Airport which is 30 miles (48 km) west. Bath and Salisbury are about 20 miles away. The A303 is about 10 miles to the south.

#### TAX BAND

A

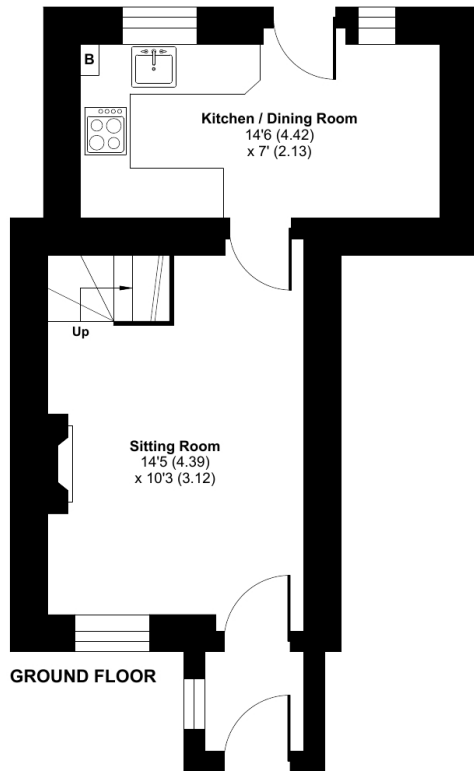




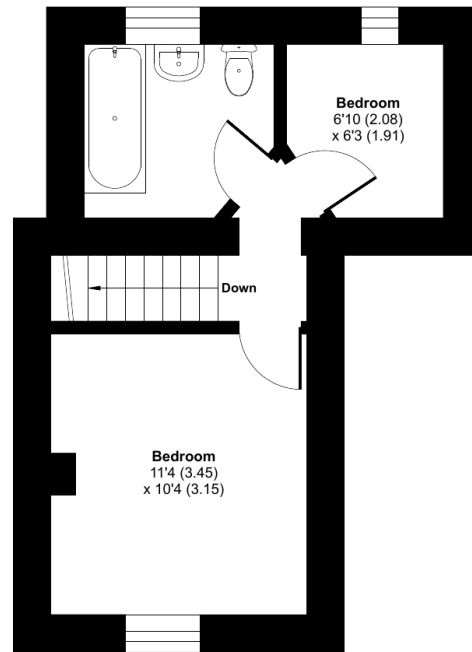
## Victoria Road, Warminster, BA12

Approximate Area = 552 sq ft / 51.2 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: 1181166

### WARMINSTER OFFICE

Telephone 01985 215579

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

[warminster@cooperandtanner.co.uk](mailto:warminster@cooperandtanner.co.uk)

**COOPER  
AND  
TANNER**

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.



RICS



OnTheMarket