

# Boreham Road

Warminster, BA12 9JR

COOPER  
AND  
TANNER



## £450,000 Freehold

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### DESCRIPTION

This mid terrace three story Victorian home is set along the popular Boreham Road and retains many original Victorian features. It offers good sized accommodation throughout and is perfect for a family and has a separate Sitting Room and a large open plan Kitchen/Breakfast room at the back. It offers four double bedrooms and two bathrooms. It has a private courtyard garden and is located within easy walking distance to the town centre. In brief the accommodation comprises an entrance porch leading into a stunning Victorian hall way with architrave and high ceilings, stairs rising to the first floor. There are doors to a Sitting Room with a wood burner and a large bay window to the front. At the back there is a fantastic large open plan Kitchen/Breakfast room with a large dining area with a wood burner and storage cupboards and a skylight window. The kitchen is a good size with a range of wall and base units with plenty of cupboards, there is space for a large range cooker with extractor hood over. French doors open into the enclosed rear garden. A door leads into a long utility room with space and plumbing for appliances with work surface over. There is a door to a cloakroom and a double glazed door to the garden. In addition a door leads from the Kitchen into the hallway. Leading upstairs there is a split landing with steps either side leading to three double bedrooms and a bathroom. In two of the double bedrooms there are built in cupboards. A door from the landing leads up to a large attic bedroom with skylight, there are doors all the way round to plenty of eave storage. A door then leads to an ensuite shower room.

### OUTSIDE

At the front there is an enclosed wall with a small area of garden with steps that lead up to the front door. At the back of the property there is a totally private garden enclosed with high walling, it is laid to a patio for easy maintenance and has a door to a storage shed. Steps lead up to a rear gate providing access to the back where off road parking can be found.

### COUNCIL TAX

Band 'C'

### 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.









## Boreham Road, Warminster, BA12

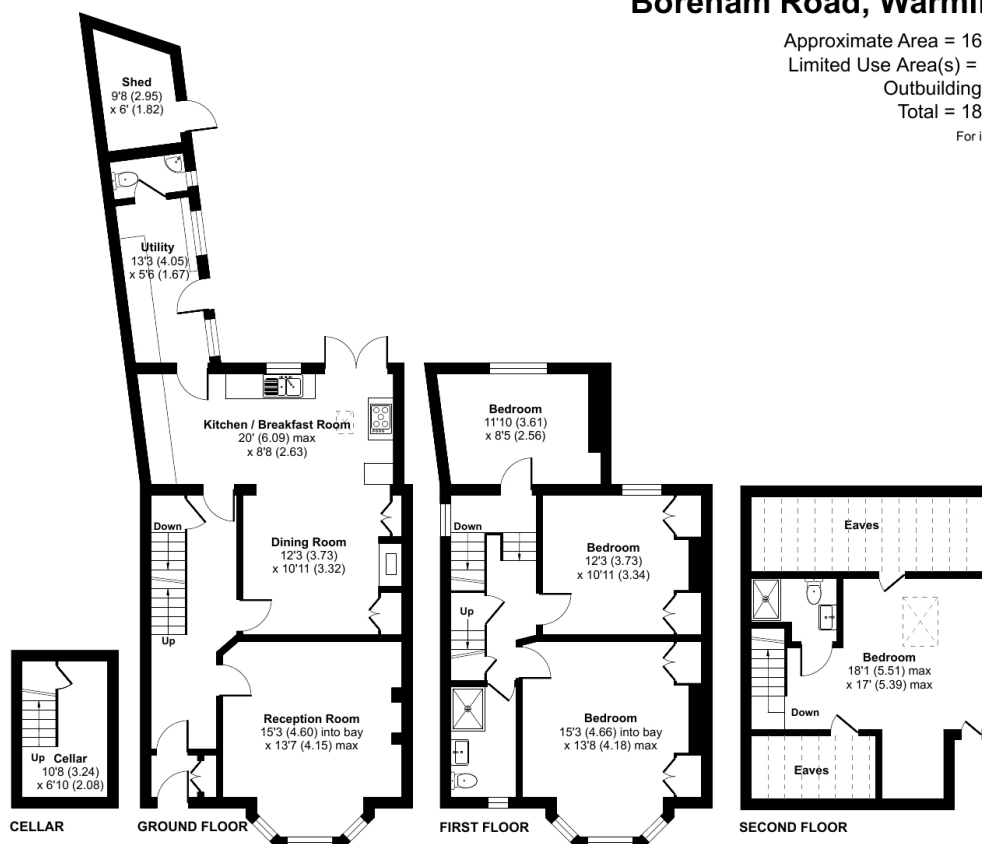
Approximate Area = 1664 sq ft / 154.5 sq m

Limited Use Area(s) = 170 sq ft / 15.7 sq m

Outbuilding = 48 sq ft / 4.4 sq m

Total = 1882 sq ft / 174.6 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). © nitchecom 2025. Produced for Cooper and Tanner. REF: 1299874

### WARMINSTER OFFICE

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