

# St Andrews Road

Warminster, BA12 8EU

COOPER  
AND  
TANNER



**£320,000 Freehold**

A pleasing and extended three bedroom semi detached home that is located in a popular area of the town being close to local shops and walks. The home has had various improvements carried out over the years including double glazing and an upgraded kitchen and bathroom. The current sellers have also converted the single garage to a study / bedroom 4 and also added a ground floor shower room with a double shower enclosure. Outside a driveway offers parking. Front and generous rear garden. Viewing advised.

St Andrews Road  
Warminster  
BA12 8EU

 3  2  2 EPC D

**£320,000 Freehold**

#### DESCRIPTION

Cooper And Tanner are delighted to offer this modern and extended three bedroom semi detached home that is located in a popular area of the town being close to local shops and walks. The home has had various improvements carried out over the years including double glazing, upgraded kitchen and bathroom. The current sellers have converted the single garage to a study / bedroom 4, and also added a ground floor shower room with a double shower enclosure. In brief the accommodation comprises entrance hall, lounge, kitchen/dining room, landing, three bedrooms, bathroom

#### OUTSIDE

Outside a driveway offers parking. At the front is a level lawned garden with space for bins. At the rear is a generous garden being laid mainly to lawn and incorporating a patio area and fencing.

#### 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.

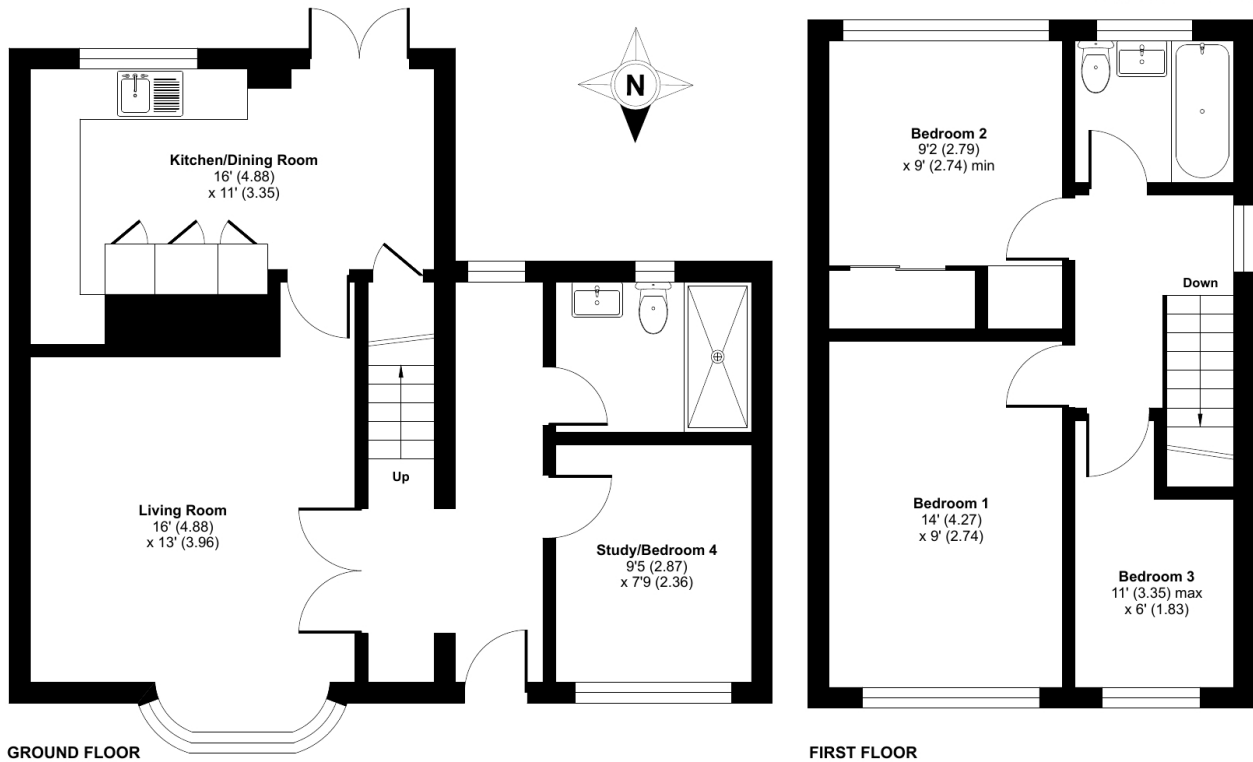




## St. Andrews Road, Warminster, BA12

Approximate Area = 1020 sq ft / 94.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Cooper and Tanner. REF: 1053259

### 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 measurements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

