

# Sambourne Road

Warminster, BA12 8LJ

COOPER  
AND  
TANNER



It is absolutely paramount that you check the accuracy of all the information included in these sales particulars. If you approve please sign and date below.

Vendor(s) Signature:

Dated:



£120,000 Leasehold

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## Description

A grade two listed flat in Warminster Town Centre. This property offers spacious accommodation with two double bedrooms and is within walking distance of the town center and train station. Entering the property up a set of stairs and into the main corridor. Off the corridor is the family shower room to the right and bedroom two which is on the left. At the end is the master bedroom, living room and kitchen. The kitchen has base units fitted with space for a washing machine and a built in oven and hob. There is also an airing cupboard which holds the boiler.

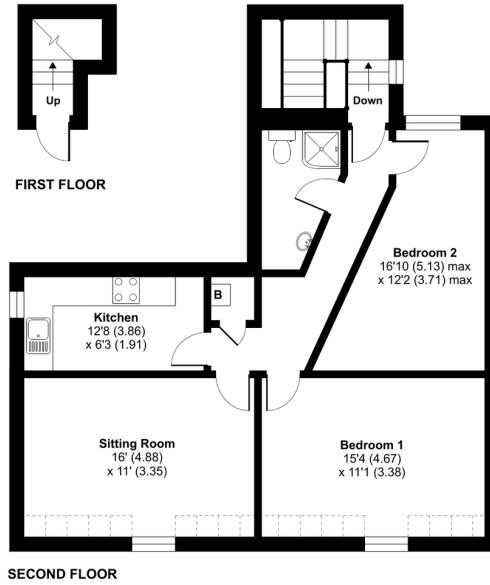


## Sambourne Road, Warminster, BA12

Approximate Area = 786 sq ft / 73 sq m  
Limited Use Area(s) = 39 sq ft / 3.6 sq m  
Total = 825 sq ft / 76.6 sq m  
For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © richcom 2022. Produced for Cooper and Tanner. REF: 818921



### Features

- Grade II Listed Apartment
- Ideal investment or first time buy
- Two bedrooms
- Sitting room
- Kitchen
- Shower room
- No onward chain and viewing highly recommended
- Close to the town centre

### Local Information

- Council Tax Band A
- Tenure Leasehold
- EPC Rating C

#### WARMINSTER OFFICE

Telephone 01985 215579

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**COOPER  
AND  
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