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 EPC D

£165,000 Freehold

5a Station Road
 Warminster
 BA12 9BR

COOPER
 AND
 TANNER



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 **2**  **1**  **1** EPC **D**

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Description

This is a modern semi detached starter home located in the heart of Warminster town centre within easy reach of all of the town's amenities. The property is in need of some upgrading and re decoration, but is a potential perfect property for first time buyers and investors. The accommodation offers an entrance hall, kitchen/breakfast room, sitting room, two bedrooms and a bathroom. There is also an enclosed garden, garage and parking to the rear.

The rear garden is laid mainly to paving and is enclosed by wooden panel fencing. There is a shared driveway leading around to the rear of the property where there is a garage with a metal up and over door to the front.

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.

From the agents office turn right and at the mini roundabout turn left into station road where number 5a can be found after a short distance on the right hand side.

Local Information Warminster

Local Council: Wiltshire Council

Council Tax Band: B

Heating: Electric heating

Services: Mains drainage, water and electricity

Tenure: Freehold



Motorway Links

- M3
- M4
- M5



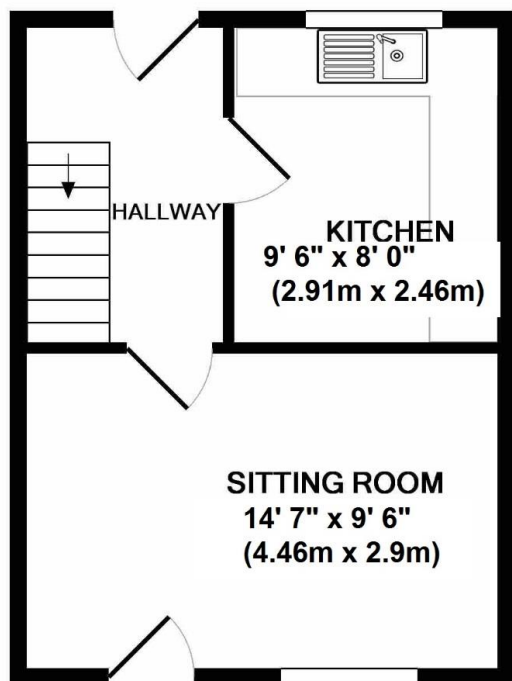
Train Links

- Warminster
- Westbury

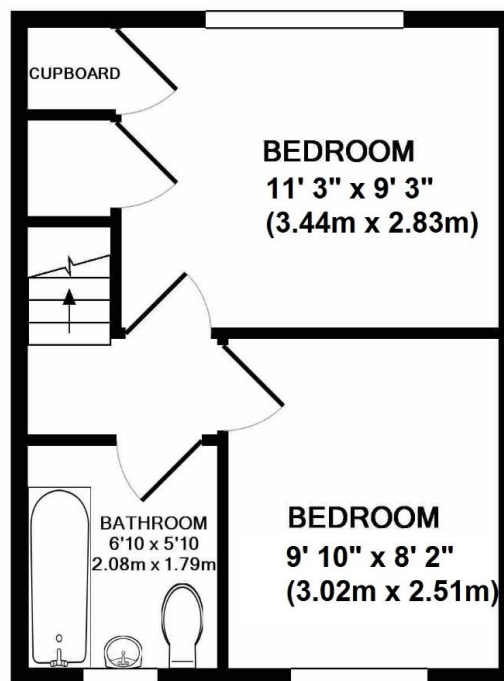


Nearest Schools

- Warminster



GROUND FLOOR
APPROX. FLOOR
AREA 267 SQ.FT.
(24.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 267 SQ.FT.
(24.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 534 SQ.FT. (49.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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AND
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