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 EPC E

£240,000 Freehold

20 Victoria Road
 Warminster
 BA12 8HF

**COOPER
 AND
 TANNER**



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Warminster

BA12 8HF

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Description

A three bedroom semi-detached property in need of updating. This property offers a living room with separate kitchen/dining area, a double garage with off road parking and a large corner plot of land.

The ground floor accommodation comprises a living room with fireplace and back boiler, still with the original features of the property. Leading through to the back of the property is the kitchen with a range of wall and base units and a larder.

On the first floor is two double bedrooms (the master having built-in wardrobes), a single bedroom and a family bathroom with an overhead shower.

Outside

The outside of the property has a wrap around garden which offers huge potential for an extension of the current property subject to planning. Currently laid to lawn with mature hedges and trees for some seclusion from the road. To the rear of the property is also a double garage and off road parking for two cars.

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.

Directions

From the agent's office continue through the traffic lights and over the mini roundabout. At the Obelisk turn left into Vicarage Street which leads into West Street, after a short distance the property will be on your right hand side on the corner of Luxfield Road entrance.

Local Information Warminster

Local Council: Wiltshire Council

Council Tax Band: C

Heating: Gas fired central heating

Services: All services

Tenure: Freehold



Motorway Links

- M3
- M4
- M5



Train Links

- Warminster
- Westbury

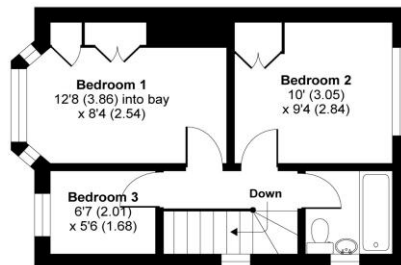
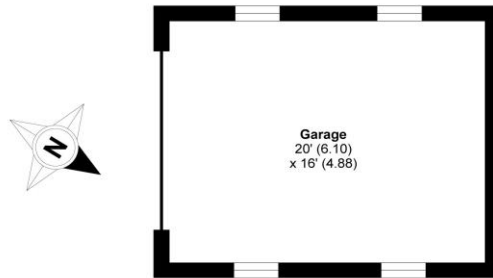


Nearest Schools

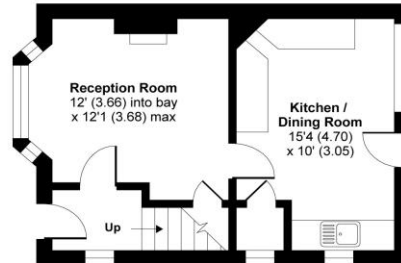
- Warminster

Victoria Road, Warminster, BA12

APPROX. GROSS INTERNAL FLOOR AREA 682 SQ FT 63.3 SQ METRES (EXCLUDES GARAGE)



FIRST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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