



88 Victoria Road, Warminster, BA12 8HG

£455,000 Freehold

COOPER
AND
TANNER



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 4  2  2 EPC D

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Description

An exciting opportunity to acquire a spacious four bedroom detached property with scope for improvement in a fantastic position. The property offers a single garage, driveway parking and an enclosed rear garden. Offered for sale with no onward chain.

The ground floor accommodation comprises; an impressive sitting/dining room with an open fire place with a brick built surround and an adjoining conservatory overlooking the garden. We have been informed that the lounge has the added benefit of being laid with beautiful oak flooring under the carpets. Adjacent to this is the kitchen/breakfast room that has been fitted with a number of wall/base units, an oven and electric hob. In addition there is a separate utility room and a downstairs WC.

The first floor provides four bedrooms, all of which are double in size and three include fitted wardrobes. The master bedroom has a shower cubicle and the rest are served by the main bathroom that has a separate WC. In bedroom two the fitted wardrobe also has direct access to the void above the stairwell that can be used as additional storage.

Please note; The loft access is via a fitted loft ladder and the loft is mainly boarded and has power.

Outside

To the rear of the property is the fully enclosed garden that has been mainly laid to lawn with an area of paving and a shed. There is a pathway leading down the side of the house where there is useful brick built storage space adjoining the property with power and lighting.

To the front of the property is the driveway that has space for around four vehicles and an integral garage with power and lighting.









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, continue on this road and number 88 can be found on your right hand side.



Local Information Warminster

Local Council: Wiltshire

Council Tax Band: F

Heating: Gas Central Heating

Services: Main Services

Tenure: Freehold



Motorway Links

- M3
- M4
- M5



Train Links

- Warminster
- Westbury

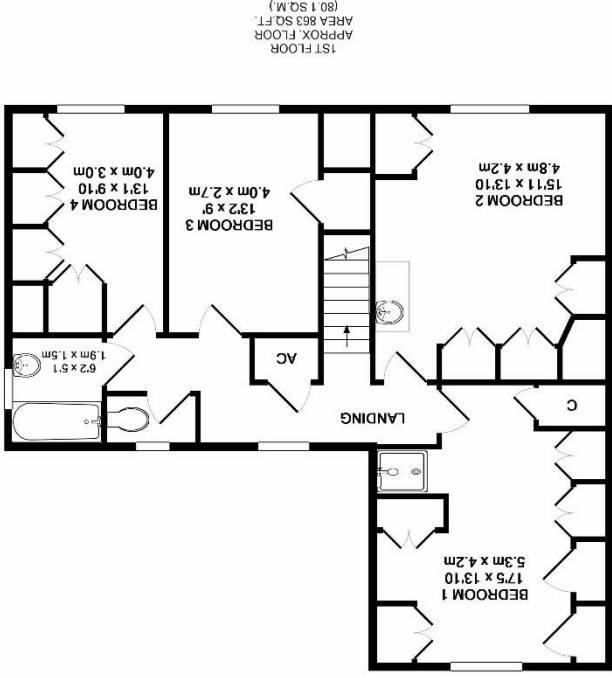
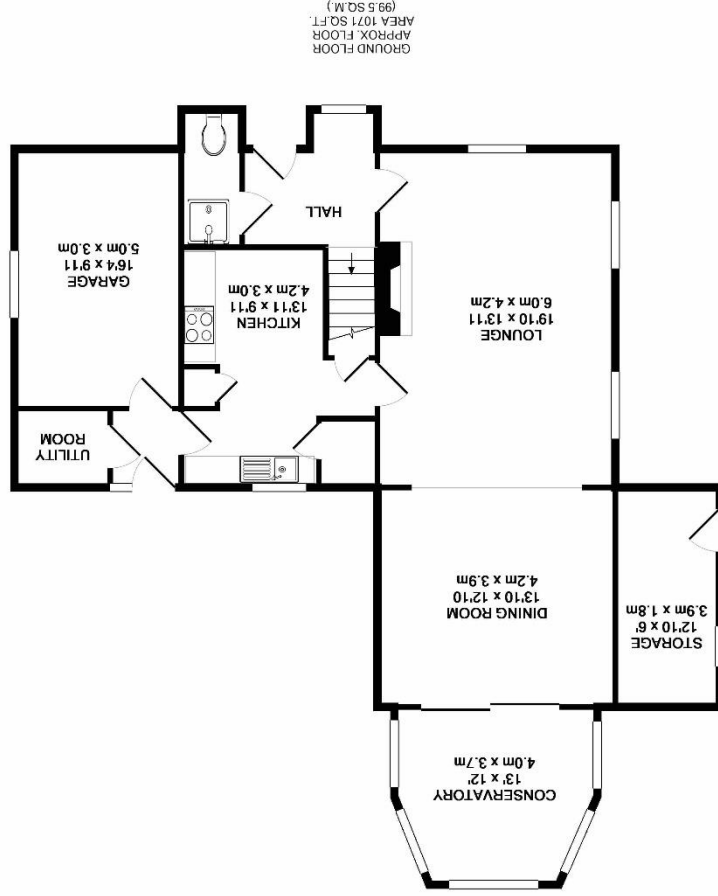


Nearest Schools

- Warminster

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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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