



Connells

Heyford Salisbury Street
Mere Warminster



Property Description

Set within the popular village of Mere this well presented two bedroom end of terrace cottage offers an abundance of character throughout the home! As you enter you walk into the open plan living room/dining room with a beautiful wood burner to allow heat to flow through the entirety of downstairs, a fitted kitchen with a variety of wall and base units, a lean-to utility room for convenience and a family bathroom. On the first floor, the property benefits from two bedrooms and a favourable storage space in the loft above the kitchen, perfect for storage or potential extension to a third bedroom! The property benefits from a private enclosed rear garden, with a patio perfect for pots and alfresco dining, with steps up to the lawned garden with a mature shrub border, pond and storage shed for convenience, alongside ample on road parking throughout the village.

Lounge

17' 9" x 14' 8" (5.41m x 4.47m)

In the lounge area there is a double glazed window to the front of the property. The lounge area houses a log burner as well as a radiator and a telephone point. The room houses the stairs which give access to the first floor.

Kitchen

11' 3" x 7' 8" (3.43m x 2.34m)

The fitted kitchen has a double glazed window to the rear of the property. The kitchen has a one and a half bowl asterite sink and drainer. There is both wall and base units with work surfaces. The kitchen has an electric oven and a gas hob with a cooker hood above. There is space for a fridge freezer as well as offering a radiator. The rear garden can be accessed via the rear door from the kitchen

Utility Room

The utility room has base units as well as the plumbing and space for a washing machine. This room has a double glazed window and a door. There is an electric power supply. The area has a Perspex roof.

First Floor

Landing

The staircase has a right-angle twist half-way up resulting in two landing spaces. The lower one has a large single glazed window to the rear of the property; the top landing has no window of it's own but the light comes from the velux window in the small loft area to the rear of the property.

Bedroom 1

8' 4" x 13' 6" (2.54m x 4.11m)

The first bedroom has a double glazed window to the front of the property. The room also has a decorative fireplace. There isn't a radiator in the room however there is a large radiator on the landing outside the bedroom. There is central ceiling lights and carpeted flooring.

Bedroom 2

7' 6" x 8' 9" (2.29m x 2.67m)

The second bedroom has a double glazed window to the front of the property. There is loft access from this room via a loft hatch with an attached, sliding loft, ladder and lighting. There is one central ceiling light and no radiator in the room due to the large radiator on the landing.

Bathroom

The first floor bathroom has a double glazed window to the rear of the property. There is a bath and a shower as well as a WC and wash hand basin. The bathroom houses a radiator.

Outside

Rear Garden

The rear garden has steps up to the patio. The garden has mature shrub borders. The garden space offers a private shed as well as a pond.

Auctioneer's Comments

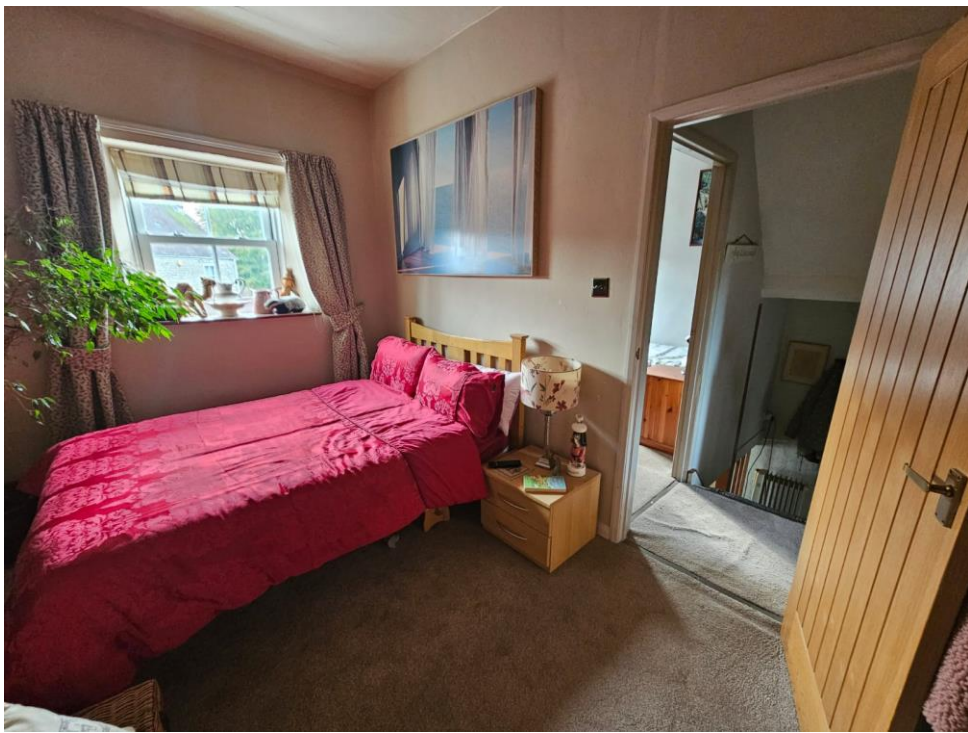
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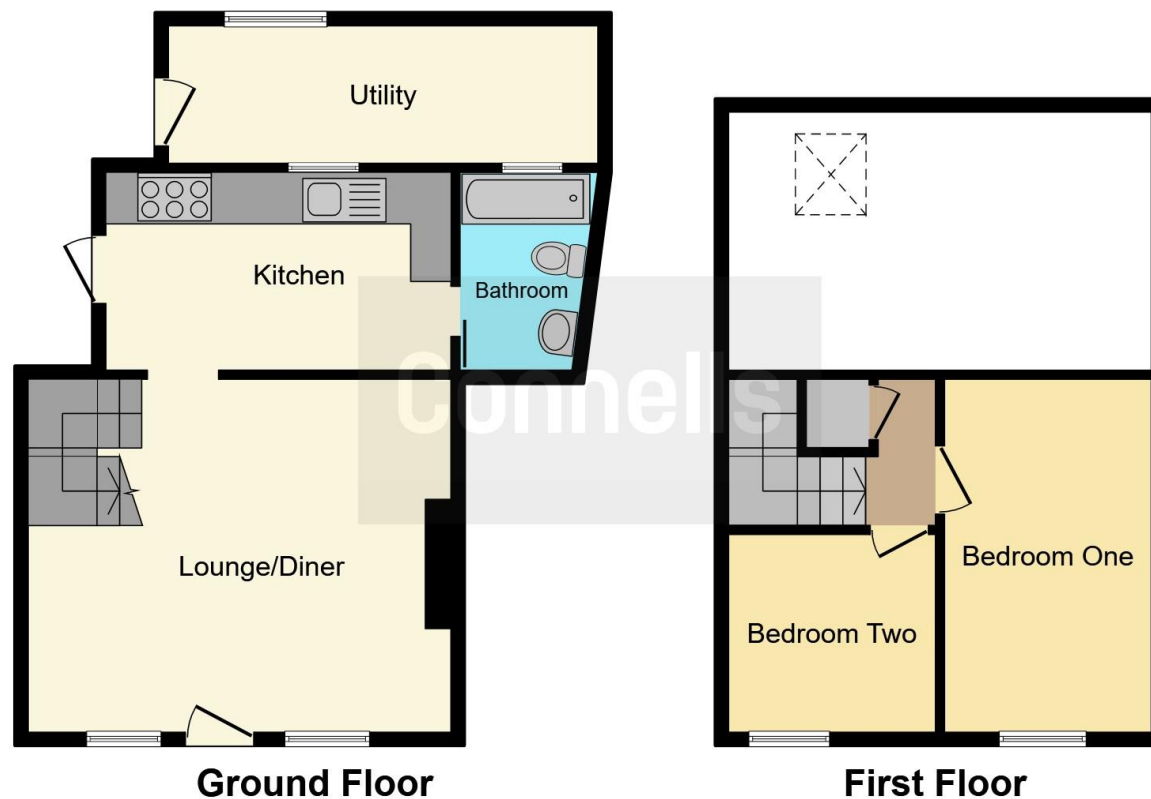
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To view this property please contact Connells on

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EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

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