



Beech Grove, Warminster BA12 0AB

welcome to

Beech Grove, Warminster

Welcome to this charming three-bedroom semi-detached home on Beech Grove in the historic market town of Warminster! Outside, enjoy both front and rear gardens, complemented by a practical garage and ample driveway parking, completing this delightful residence.



Ground Floor

Entrance Hall

Entrance hallway with stairs to the first floor.
Front door positioned at the side of the property.
Radiator.

Cloakroom

Ground floor cloakroom.
Double glazed frosted window to the side. WC. Wash hand basin with storage below.

Bathroom

Main family bathroom located on the ground floor.
Double glazed frosted window to the rear. Bath tub with shower over. Wash hand basin. Radiator.

Lounge

18' max x 12' 2" max (5.49m max x 3.71m max)
Spacious lounge with plenty of light.
Two double glazed windows to the front. TV point.
Feature fireplace. Radiator.

Kitchen / Diner

11' 4" max x 9' 2" max (3.45m max x 2.79m max)
Good sized fitted kitchen/diner with access into the conservatory.
Double glazed window to the rear. Double glazed door to the conservatory. Wall and base units. Sink and drainer. Plumbing for washing machine and dishwasher. Integrated oven with four ring hob and extractor. Space for fridge/freezer. Larder cupboard. Radiator. Tiled flooring.

Conservatory

10' 8" max x 9' 1" max (3.25m max x 2.77m max)
Double glazed conservatory with access to the garden.
TV point. Tiled flooring.

First Floor

First Floor Landing

Landing attaching to all first floor accommodation.
Loft access,

Bedroom One

15' 10" x 8' 6" (4.83m x 2.59m)
Generously sized master bedroom with access into en-suite facilities.
Double glazed window to the rear. Radiator.

En-Suite

En-suite shower room with access from the master bedroom.
Shower cubicle. WC. Wash hand basin with storage beneath.

Bedroom Two

11' 6" max x 8' 8" max (3.51m max x 2.64m max)
Second double bedroom to the front.
Double glazed window to the front. Two storage cupboards. Radiator.

Bedroom Three

8' 6" max x 8' 5" max (2.59m max x 2.57m max)
Final bedroom to the front.
Double glazed window to the front. Radiator.

Outside

Garden

Front Garden - Laid lawn.
Rear Garden - Enclosed tiered rear garden. Patio dining area. Laid lawn. Flower beds. Wood panel fencing.

Parking

Driveway parking with space for 3-4 vehicles.

Garage

Single garage with light and power.



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Beech Grove, Warminster

- Three Bedroom Semi-detached House.
- Double Bedrooms.
- Garage & Ample Driveway.
- Front & Rear Gardens.
- Quiet Residential Area.

Tenure: Freehold EPC Rating: D

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WST106206 - 0006

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