



46b Boreham Road, Warminster BA12 9JR

welcome to

46b Boreham Road, Warminster

Welcome to this charming two-bedroom townhouse on Boreham Road in the historic market town of Warminster. The accommodation is set across three floors and is complete with an enclosed courtyard garden and convenient parking.

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Ground Floor

Entrance Hall

Entrance hall accessing the property with stairs to the first floor.
Front door.

Lounge

13' 9" max x 12' 5" max (4.19m max x 3.78m max)
Spacious lounge to the front.
Double glazed window to the front. TV point.
Understair storage. Feature fireplace. Radiator.

Kitchen/ Diner

18' 1" max x 7' 2" max (5.51m max x 2.18m max)
Galley style kitchen with access to the rear.
Double glazed window and door to the side. Two double glazed velux windows. Wall and base units.
Sink and drainer. Integrated oven with four ring hob.
Dishwasher. Washing machine and fridge/freezer.
Boiler (8 years old and serviced annually). Radiator.

First Floor

First Floor Landing

Landing attaching to all first floor accommodation and stairs to the second floor.

Bedroom Two

10' 5" max x 9' 8" max (3.17m max x 2.95m max)
Second double room located on the first floor.
Double glazed window to the front. Fitted wardrobe.
Radiator.

Family Bathroom

Main family bathroom located on the first floor.
WC. Wash hand basin. Bath tub with shower over.
Storage cupboard. Towel radiator.

Second Floor

Second Floor Landing

Landing leading to second floor master bedroom with en-suite.

Master Bedroom

14' 8" max x 10' 5" max (4.47m max x 3.17m max)
Master bedroom located on the second floor with access to the en-suite.
Double glazed window to the front. Fitted wardrobes. Loft hatch. Radiator.

En-Suite

En-suite facilities to the master bedroom - Located on the second floor.
WC. Wash hand basin. Shower cubicle. Towel radiator.

Outside

Garden

Courtyard style garden with enclosing wall.

Parking

Allocated parking for 2 vehicles.



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welcome to

46b Boreham Road, Warminster

- Two Bedroom Town House.
- Generously Sized Rooms Across Three Floors.
- Close To Local Shops Amenities & Train Station.
- Front & Rear Low-maintenance Gardens.
- Allocated Parking.

Tenure: Freehold EPC Rating: D

£280,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WST107024 - 0003

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