





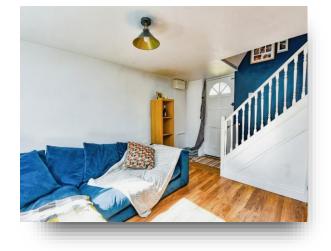
# welcome to

# **Butlers Court South Street, Warminster**

Introducing this perfect two bedroom semi-detached home in Butlers Court, South Street, nestled on the edge of the historic market town of Warminster! Outside, the tiered rear garden beckons for relaxation, Parking also available. CALL ALLEN AND HARRIS TODAY - 01373 822457













#### **Ground Floor**

### Lounge

Spacious lounge with stairs to the first floor.

Front door. Double glazed window to the rear. TV point. Vertical radiator.

### Kitchen/ Diner

24' 3" max x 7' 7" max ( 7.39m max x 2.31m max )

Lovely kitchen attached to dining room/conservatory.

Wall storage and base units, Ceramic Belfast sink. Space for oven with extractor fan above. Plumbing for dishwasher and washing machine. Space for fridge/freezer. Tiled floor. Diner/ Conservatory - Access to the rear garden. Two radiators. Tiled floor.

#### **First Floor**

# Landing

Landing attaching to the first floor accommodation. Loft access - Loft ladder. Partially boarded. Light. Boiler - serviced.

#### **Bedroom One**

14' 8" max x 10' 5" max ( 4.47m max x 3.17m max )

Good sized double bedroom.

Double glazed window to the front and rear. Built in storage cupboard and wardrobe. Radiator.

### **Bathroom**

Tiled family bathroom.

WC. Wash hand basin. Bath tub with shower. Radiator. Tiled walls.

### **Bedroom Two**

8' 11" x 6' 6" ( 2.72m x 1.98m )

Second bedroom to the rear.

Double glazed window to the rear. Radiator.

### Outside

#### **Garden's**

Front - Laid lawn with petite shrubs and external porch.

Rear - Tiered garden with patio dining area. Gravelled level and finally a laid lawn with patio to the rear.

## **Parking**

Parking available in the area.





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# **Butlers Court South Street, Warminster**

- Two Bedroom Semi-Detached Home.
- Dining Room/ Conservatory.
- Peaceful Area Of Warminster.
- Rear Garden.
- Parking Available.

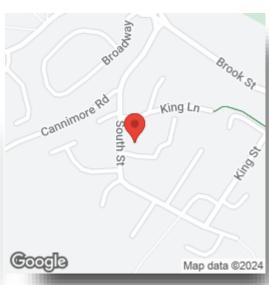
Tenure: Freehold EPC Rating: D

£230,000









Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/WST105805



Property Ref: WST105805 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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