



Thames Close, Warminster BA12 9QB

welcome to

Thames Close, Warminster

Come and see this gorgeous and unique three bedroom house on Thames Close, Warminster. Boasting amazing views of the countryside with the tiered rear garden, additional front lawn, driveway parking as well as a garage! Don't miss out and book a viewing to see this countryside gem!!!



First Floor

Entrance Hall

Entrance hall with stairs down to the ground floor.
Front door. Two storage cupboards. Radiator.
Loft hatch - Boarded. Ladder. Boiler - 12 years old (annually serviced).

Bedroom One

10' 7" x 9' 11" (3.23m x 3.02m)
Master bedroom on the first floor.
Double glazed window to the front. Storage cupboard. Radiator.

Bedroom Two

10' x 9' 11" (3.05m x 3.02m)
Second double bedroom on the first floor.
Double glazed window to the front. Radiator.

Bathroom

Fitted family bathroom.
Double glazed frosted window to the side. WC. Wash hand basin. Bathtub with electric shower over. Towel radiator.

Cloakroom

Additional cloakroom.
Double glazed frosted window to the side. WC. Wash hand basin.

Kitchen

12' 7" max x 8' 4" max (3.84m max x 2.54m max)
Modern fitted kitchen with access to the conservatory.
Double glazed window to the side and rear. Door to the rear. Base units. Sink and drainer. Space for fridge/freezer.
Plumbing for dishwasher. Space for oven with extractor hood. Radiator.

Lounge

16' 5" max x 14' max (5.00m max x 4.27m max)
Light and spacious lounge with access to the rear garden.
Double glazed window to the side. Double glazed sliding doors to the rear. TV point. Radiator. Wall lights.

Conservatory

11' 4" max x 5' max (3.45m max x 1.52m max)
Brick built Conservatory to the rear.
UPVC windows and roof. Door to the garden. Plumbing for washing machine. Radiator.

Bedroom Three

12' max x 7' 1" max (3.66m max x 2.16m max)
Final bedroom on the first floor.
Double glazed window to the side. Radiator.

Ground Floor

Office

13' 11" x 9' 6" (4.24m x 2.90m)
Office with access to the front and stairs to the first floor.
Double glazed doors to the front. Understair storage.
Radiator.

Outside

Gardens

Front Garden - Laid lawn to the front with stunning countryside views.

Rear Garden - Sunning tiered laid lawn to the rear with patio dining areas and side access.

Parking

Driveway parking with space for 1-2 vehicles.

Garage

Single garage with up and over door.



view this property online allenandharris.co.uk/Property/WST107270



welcome to

Thames Close, Warminster

- Stunning Three Bedroom Detached House.
- Gorgeous Countryside Views.
- Flexible Accommodation Throughout.
- Front & Rear Gardens.
- Garage & Driveway Parking.

Tenure: Freehold EPC Rating: Awaited

offers over

£350,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/WST107270



Property Ref:
WST107270 - 0003

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.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


allen & harris



01373 822457



Westbury@allenandharris.co.uk



15A Warminster Road, WESTBURY, Wiltshire,
BA13 3PD



allenandharris.co.uk