



**Chestnut Tree Gardens, Warminster BA12 8FD**

**welcome to**

**Chestnut Tree Gardens, Warminster**

Come and see this lovely two-bedroom house situated in Chestnut Tree Gardens, tucked away on the edge of Warminster. The home offers both front and rear gardens as well as offering allocated parking. Book in to view this lovely property set in a peaceful countryside location.



## Ground Floor

### Entrance Hall

Entrance hall to the front of the property with stairs to the first floor.  
Front door. Under stair storage. Radiator.

### Cloakroom

Ground floor cloakroom to the front.  
WC. Wash hand basin. Radiator.

### Kitchen

10' 8" max x 6' 4" max ( 3.25m max x 1.93m max )  
Fitted kitchen to the front.

Double glazed window to the front. Wall and base units. Sink and drainer. Integrated cooker with four ring gas hob and extractor fan. Plumbing for dishwasher and washing machine. Space for fridge/freezer. Radiator. Tiled flooring. Boiler (NEW 18 months ago).

### Lounge/ Diner

13' 8" max x 12' 11" max ( 4.17m max x 3.94m max )  
Spacious lounge diner with access to the rear.  
Double glazed window to the rear. Double glazed patio doors to the rear. TV point. Radiator.

## First Floor

### Landing

Landing attaching to all first floor areas.  
Loft hatch. Radiator.

### Bedroom One

10' 11" max x 9' 11" max ( 3.33m max x 3.02m max )  
First double bedroom to the rear.  
Two double glazed windows to the rear. Two fitted wardrobes. Radiator.

### Bedroom Two

11' 1" max x 10' 9" max ( 3.38m max x 3.28m max )  
Second double bedroom to the front.  
Two double glazed windows to the front. Airing cupboard. Fitted wardrobe. Radiator.

### Bathroom

Main family bathroom.  
WC. Wash hand basin. Bath tub with shower over.  
Radiator.

## Outside

### Gardens

Front - Lawn area with pathway and external porch with light.

Rear - Gorgeous enclosed rear garden with laid lawn, patio dining area. wood panel fencing, trees and flower beds.

### Parking

One allocated parking space.



**view this property online** [allenandharris.co.uk/Property/WST107363](http://allenandharris.co.uk/Property/WST107363)



welcome to

## Chestnut Tree Gardens, Warminster

- Two Bedroom House In Warminster.
- Double Bedrooms With Fitted Storage.
- Ground Floor Cloakroom.
- Front & Rear Gardens.
- Allocated Parking.

Tenure: Freehold EPC Rating: C

**£230,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/WST107363](https://www.allenandharris.co.uk/Property/WST107363)



Property Ref:  
WST107363 - 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.

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](mailto:Westbury@allenandharris.co.uk)



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



[allenandharris.co.uk](https://www.allenandharris.co.uk)