



Hillwood Lane, Warminster BA12 9QQ


allen & harris

welcome to

Hillwood Lane, Warminster

Welcome to Hillwood Lane. a lovely two bedroom chalet bungalow set on the very edge of Warminster. Offering a versatile layout and spacious master bedroom, driveway parking, as well as front and rear gardens.



Ground Floor

Entrance Porch

Entrance porch access into the home.
Front door. Space for hanging coats and shoe storage.

Living/ Dining Room

16' 5" max x 11' 6" max (5.00m max x 3.51m max)
Spacious living/ dining room with access into the kitchen.
Double glazed window to the front. TV point.
Radiator. Storage cupboard.

Kitchen Area

11' 10" max x 5' 11" max (3.61m max x 1.80m max)
Kitchen area open to the living/dining area.
Double glazed window to the front. Wall and base units. Sink and drainer. Integrated oven with hob and extractor fan. Plumbing for washing machine and dishwasher. Space for dining table.

Hallway

Hallway with storage leading to the rear area of the home.

Utility/ Cloakroom

Spacious cloakroom with utility space.
Double glazed frosted window to the side. WC. Wash hand basin. Radiator. Plumbing for washing machine.

Bedroom Two/ Dining Room

14' 2" max x 16' 1" max (4.32m max x 4.90m max)
Bedroom two/ dining room with access into the sun room.
Double glazed sliding doors to the sun room.
Radiator.

Sun Room

7' 6" max x 5' max (2.29m max x 1.52m max)
Sun room to the rear with access to the garden.

First Floor

Landing

Landing with storage cupboard.

Master Bedroom

11' 1" max x 11' 11" max (3.38m max x 3.63m max)
Spacious master bedroom on the first floor with access to the en-suite.
Double glazed velux windows to the front. Radiator.

En-Suite

Master en-suite shower facilities.
Double glazed velux window. WC. Wash hand basin.
Shower cubicle. Radiator.

Outside

Gardens

Front - Low maintenance potting area and raised borders.

Rear - Enclosed rear garden with laid lawn, wood chipped area, trees and plants.

Parking

Driveway parking for 1-2 vehicles.



view this property online allenandharris.co.uk/Property/WST107511



welcome to

Hillwood Lane, Warminster

- Two Bedroom Chalet Bungalow.
- Versatile Accommodation.
- Utility/ Ground Floor Cloakroom.
- Front & Rear Gardens.
- Driveway Parking.

Tenure: Freehold EPC Rating: C

£215,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/WST107511



Property Ref:
WST107511 - 0002

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