



Newport Gardens, Warminster BA12 8FU

welcome to

Newport Gardens, Warminster

Newport Gardens, is a beautiful double fronted, three bedroom semi-detached family home set within a tucked away cul-de-sac location of the historic market town of Warminster. The property is close to the town centre, schools and train station with direct access to London.

Ground Floor

Entrance Hall

Entrance hall with stairs to the first floor.
Front door. Radiator.

Cloakroom

Ground floor cloakroom.
WC. Wash hand basin.

Kitchen/ Diner

14' 3" max x 12' 2" max (4.34m max x 3.71m max)

Modern kitchen/ diner.

Double glazed window to the front. Double glazed French doors to the rear. Wall and base units. Sink and drainer.
Integrated oven with electric hob. Built in washing machine. Fitted fridge/freezer. Understair storage cupboard. Dining space. Radiator.

Living Room

14' 3" x 11' 1" (4.34m x 3.38m)

Spacious lounge with rear access.

Double glazed window to the front. Double glazed French doors to the rear. TV point. Large storage cupboards. Radiator.





First Floor

Landing

Landing attached to all first floor areas.
Double glazed window to the rear. Storage cupboard. Radiator.

Bedroom One

8' 7" max x 10' 8" max (2.62m max x 3.25m max)
Spacious master bedroom with access to en-suite facilities.
Double glazed window to the front. Radiator.

En-Suite

Master en-suite facilities.
Double glazed frosted window to the rear. WC.
Wash hand basin. Shower cubicle. Radiator.

Bedroom Two

7' 1" x 10' 4" (2.16m x 3.15m)
Second double bedroom to the front.
Double glazed window to the front. Radiator.

Bedroom Three

7' 2" x 7' 7" (2.18m x 2.31m)
Final bedroom to the front.
Double glazed window to the front. Radiator.

Bathroom

Fitted family bathroom.
Double glazed frosted window to the rear. WC.
Wash hand basin. Towel radiator.

Outside

Gardens

Front - Laid lawn with paved driveway.

Rear - Patio dining area, laid lawn, gated access, fully enclosed.

Parking

Allocated parking.



Agent Note

We are advised that the property is held on a Possessory Title and we would advise all interested parties to seek legal advice before proceeding and pre-check with lenders as to the potential borrowing suitability.



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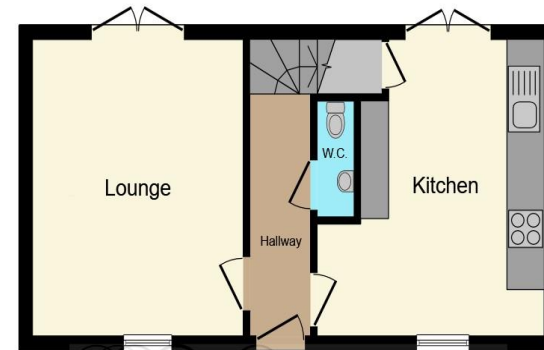
welcome to

Newport Gardens, Warminster

- NO CHAIN!!!
- Three Bedroom Semi-Detached House.
- Cloakroom, En-suite & Bathroom.
- Front & Rear Garden.
- Allocated Parking.

Tenure: Freehold EPC Rating: B
Council Tax Band: D

£290,000



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
WST107652 - 0009

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 **allen & harris**



01373 822457



Westbury@allenandharris.co.uk



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



allenandharris.co.uk