



St. Andrews Road, Warminster BA12 8ET

welcome to

St. Andrews Road, Warminster

Welcome to this charming three-bedroom semi-detached house on St. Andrews Road, set in a peaceful area of the historic market town of Warminster. Offering flexible accommodation, side and rear gardens, ample parking as well as a garage.

Ground Floor

Entrance Hall

Entrance hall with stairs to the first floor.
Front door. Understair and storage cupboard. Radiator.

Kitchen

Stylish kitchen with access to separate utility room.
Double glazed window to the front. Side door to the utility room. Wall and base units. Sink and drainer. Plumbing for dishwasher. Space for fridge/ freezer and oven.

Utility Room

Utility room with access to the outside and cloakroom.
Double glazed window to the rear. Frosted door to the front and rear. Wall and base units. Sink and drainer. Plumbing for washing machine. Under counter space. Larder cupboard.
Boiler - New 2018

Cloakroom

Ground floor cloakroom.
Double glazed frosted window to the side. WC. Wash hand basin. Radiator.

Lounge

15' 11" max x 10' 11" max (4.85m max x 3.33m max)
Spacious lounge connected to the dining room.
TV point. Log burner fireplace. Radiator.

Dining Room

9' max x 14' 2" max (2.74m max x 4.32m max)
Light and airy dining room attached to the lounge with access to the garden.
Double glazed patio doors and windows to the rear. Radiator.





First Floor

Landing

Landing attaching to all first floor accommodation.
Airing cupboard. Radiator.
Loft hatch - Partially boarded. Ladder.

Dressing Room

8' x 6' (2.44m x 1.83m)
Dressing room/ Office space access into bedroom one.
Radiator.

Bedroom One

14' 3" x 9' 6" (4.34m x 2.90m)
Spacious master bedroom with access from the dressing room.
Double glazed window to the rear. Access to en-suite facilities. Radiator.

Bedroom Two

13' 1" max x 9' 6" max (3.99m max x 2.90m max)
Second double bedroom to the front.
Double glazed window to the front. Radiator.

En-Suite

En-suite shower facilities to the master bedroom.
Shower cubicle. WC. Wash hand basin. Radiator.

Bedroom Three

9' 6" x 7' 9" (2.90m x 2.36m)
Final bedroom.
Double glazed window to the side. Radiator.

Outside

Gardens

Side Garden - Additional garden to the side. Laid lawn. Covered parking area. Gated entrance.
Wooden storage shed.

Rear Garden - Lovely enclosed rear garden with side access. Patio dining area. Laid astro lawn. Raised borders, Wood panel fencing.

Parking

Driveway parking with space for 2-3 vehicles and car port.

Garage

Single garage with up and over door.



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St. Andrews Road, Warminster

- Three Bedroom Semi-Detached Home.
- Flexible Accommodation.
- Cloakroom, Family Bathroom & En-Suite.
- Side & Rear Gardens.
- Ample Parking & Garage.

Tenure: Freehold EPC Rating: D

£325,000



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:
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