



**Langholm Avenue, Warminster BA12 8EW**

**welcome to**

## **Langholm Avenue, Warminster**

A modern three-bedroom semi-detached home in Warminster, featuring a kitchen/breakfast room, utility with WC, spacious living/dining room with fireplace, three bedrooms, and a sleek shower room. Outside includes driveway parking, garage, enclosed rear garden, and additional gravel front garden.

### **Ground Floor**

#### **Entrance Hall**

Welcoming entrance hall to the front with stairs to the first floor, understair storage area, front door with frosted window and a radiator, creating a warm and inviting welcome.

#### **Kitchen/ Breakfast Room**

9' 8" max x 13' 8" max ( 2.95m max x 4.17m max )

A modern and spacious kitchen/breakfast room, thoughtfully designed with a range of wall and base units offering generous storage. The room features a stylish breakfast bar, a sink and drainer positioned beneath a double-glazed window, and integrated appliances including a dishwasher and double oven. A four-ring electric hob with extractor hood adds functionality, while there is ample space for an American-style fridge/freezer. A sleek vertical radiator complements the contemporary tiled finish, creating a bright and airy atmosphere throughout.

#### **Side Hallway**

Side hallway with access to the garage, utility room and to the rear garden.

#### **Utility Room/ Cloakroom**

A well-appointed utility room located to the side of the property, featuring sleek base units and a convenient sink. The space includes plumbing for a washing machine, a WC, a radiator, and a double-glazed window allowing natural light to enter. Functional and stylish, it offers practical support for everyday household tasks.

#### **Living/ Dining Room**

18' 8" max x 13' 3" max ( 5.69m max x 4.04m max )

A beautifully designed living and dining room situated at the rear of the property, featuring a charming open fireplace that adds warmth and a cosy ambiance. A large double-glazed window floods the space with natural light, while a TV point, radiator, and ample room for a family dining table make this an ideal setting for both relaxation and entertaining.







## First Floor

### Landing

Landing attaching to the first floor areas. consisting of an airing cupboard and a loft hatch providing ample storage.

### Bedroom One

9' 4" max x 11' 8" max ( 2.84m max x 3.56m max )

A generously sized master bedroom positioned at the front of the property, featuring a large double-glazed window that fills the room with natural light. The space is enhanced by a radiator for comfort and finished with plush carpeting for a luxurious feel.

### Shower Room

A modern and stylish bathroom, featuring a frosted double-glazed window to the front for privacy and natural light. The space includes a large double shower with both rainfall and handheld showerheads, a contemporary WC, and a sleek basin with integrated base storage. A heated towel radiator adds a touch of comfort and warmth, completing the bathroom's elegant and functional design.

### Bedroom Two

11' 7" max x 9' 4" max ( 3.53m max x 2.84m max )

A comfortable second double bedroom located at the rear of the property, featuring a double-glazed window that brings in natural light. The room is fitted with a radiator for warmth and finished with plush carpeting, offering a cosy and inviting atmosphere.

### Bedroom Three

6' 4" x 8' 7" ( 1.93m x 2.62m )

A versatile third bedroom located at the rear of the property, featuring a double-glazed window, radiator, and plush carpeting. Ideal as a guest bedroom, home office, or study, this space offers flexibility to suit a variety of needs.

## Outside

### Garden

To the front, a gravel garden offers low-maintenance appeal with the potential to be converted into additional driveway parking, subject to requirements.

To the rear, a spacious and enclosed garden provides an ideal outdoor retreat, featuring a patio dining area, well-maintained planting borders, a wooden storage shed, and wood panel fencing for privacy and security.

### Parking

Driveway parking to the front, with space for two vehicles.

### Garage

Single garage to the front of the property with internal access as well as an up and over door.

### Agent Note

Benefits to this property include:

- All new windows upstairs,
- Rewired throughout,
- New carpets throughout,
- New boiler, radiators and pipework.



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## Langholm Avenue, Warminster

- Three Bedroom Semi-Detached House
- Utility Room & Downstairs WC
- Open Fireplace
- Front & Rear Gardens
- Garage & Driveway Parking

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

offers in the region of  
**£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](http://www.focalagent.com)

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