



CHAFFERS
ESTATE AGENTS



Castle Hill Lane

Mere, Warminster, BA12 6JB

A modern and attractive two bedroom terraced cottage enjoying a convenient location within easy walking distance of Mere's town centre. EPC Band:

Asking Price £250,000 Freehold

Council Tax Band: C

2 Castle Hill Lane

Mere, Warminster, BA12 6JB



- Modern & Attractive Two-Bedroom Terraced Cottage
- Gas central heating
- Convenient Location: Within easy walking distance to Mere's town centre
- Double glazing
- Well Presented: Excellent decorative order throughout
- Enclosed cottage garden

THE PROPERTY

A modern and attractive two bedroom terraced cottage enjoying a convenient location within easy walking distance of Mere's town centre. This well presented home is in excellent decorative order throughout. The accommodation is arranged over two floors and in brief comprises: entrance porch; hallway; fitted kitchen including built in electric oven, ceramic hob and cooker hood, integrated washing machine and integrated fridge/freezer; a nice proportioned lounge featuring a chimney breast with fireside alcoves, double glazed doors opening onto rear garden; a downstairs cloakroom completes the layout of this floor. The landing on the first floor leads to bedroom one with en-suite shower room, bedroom two and modern bathroom. The property benefits from gas central heating, double glazing, parking and an enclosed cottage garden.

OUTSIDE

Enclosed fenced rear garden paved patio, shed, flower and shrub borders, outside light, water butt and a rear gate.

LOCATION

MERE is a small country town which offers a good range of everyday facilities including health centre and dentist, supermarket, Post Office, butchers, First School, churches, pubs, electrical shop, golf driving range, fishing lakes and regular local bus services, There are excellent walks in and around the town and also the Wiltshire downs. The town has easy access to the A303 and main line station at Gillingham (Exeter - Waterloo) approximately 4 miles, the ancient Saxon hilltop town of Shaftesbury is approximately 8 miles and the cathedral city of Salisbury about 24 miles.

ADDITIONAL INFORMATION

ADDITIONAL INFORMATION Services: Mains Water, Gas, Electricity & Drainage.

Council Authority: Wiltshire Council

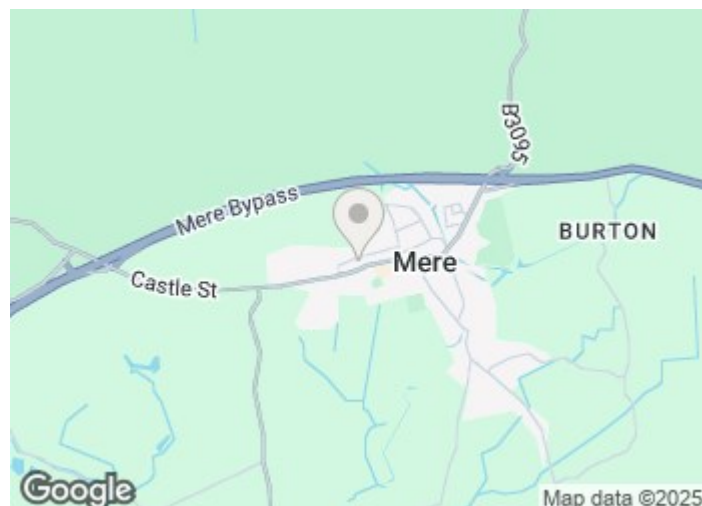
Council Tax Band: C

Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

Ground rent: £150 p/a

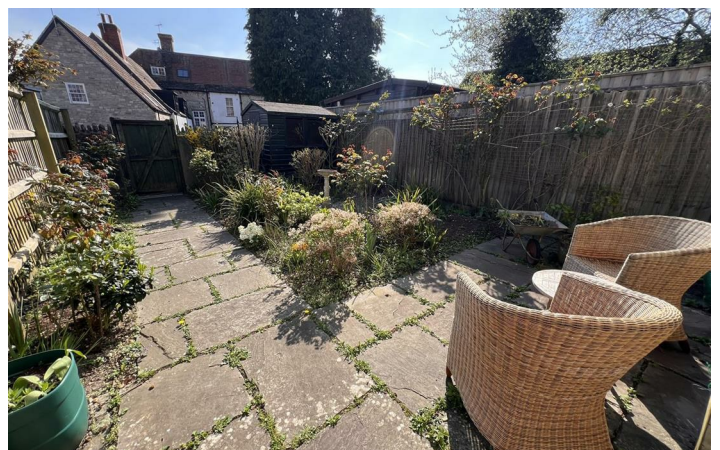
Parking cost: £1,500 for 5 years. Space number 22.

Energy Performance Certificate: Rated: tbc

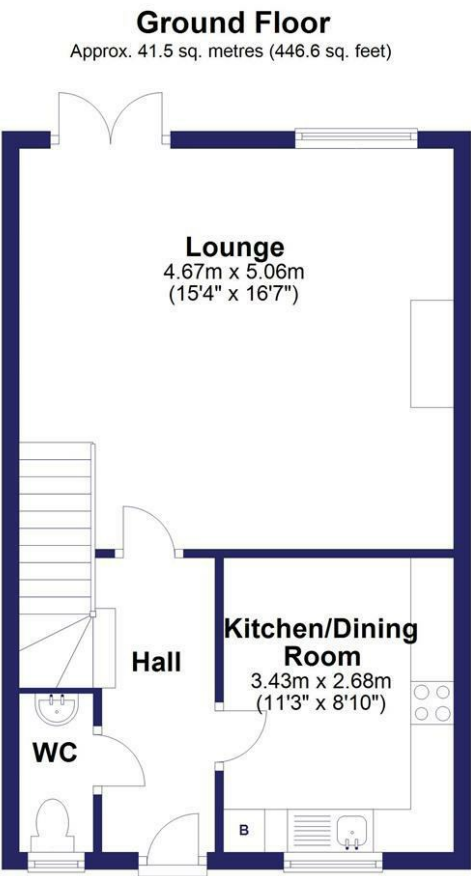


Directions

From our Gillingham office turn left onto High Street, turn right onto St Martins Square, at the junction turn right onto the B3092/Le Neubourg Way. At the roundabout take the first exit onto B3092, at the next roundabout take the 2nd exit onto B3092 continue on this road. At the junction turn right onto Castle Street, take a sharp left onto Castle Hill Lane.



Floor Plan



Total area: approx. 83.0 sq. metres (893.1 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		