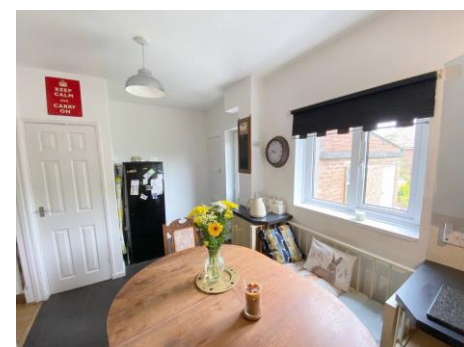


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- Tucked away in quiet location
 - Sitting Room
 - 2 Double Bedrooms
 - Easily Managed Front & Rear Gardens
 - Upvc Sealed-unit Double Glazing
- Mid-terraced House**
Minutes on foot from the Town Centre
Kitchen/Diner
Shower Room
Gas-fired Central Heating



51 The Ridgeway, Warminster, Wiltshire, BA12 9NQ

£225,000



Enjoying the best of both worlds this mature Mid-Terraced House is quietly tucked away just minutes on foot from the Town Centre & Lake Pleasure Grounds. Canopy Porch, Entrance Hall, Pleasant Sitting Room, Fitted Kitchen/Diner, First Floor Landing, Shower Room & 2 Double Bedrooms, Easily Managed Front & Rear Gardens, Gas-fired Central Heating to radiators & Sealed Unit Double Glazing.

Accommodation

THE PROPERTY is a comfortable mid-terraced house originally built for the local authority although like most in the area now in private ownership. The property has traditional red brick elevations under a tiled roof whilst the living accommodation benefits from Gas Fired Central Heating to radiators together with Upvc sealed-unit double glazing and in recent years the Shower Room has been updated. This property would equally suit a family purchasing a home for the first time or as a buy-to-let investment hence the Agents strongly advise an early internal inspection to avoid disappointment.

LOCATION

The property enjoys the best of both worlds being just minutes on foot from the beautiful Warminster Park and Leisure Gardens with its boating lake and wide range of recreational facilities for all ages including tennis, skate park, paddling pool and adventure playground etc. making it ideal for young families. Equally handy is the bustling town centre offering excellent shopping facilities - 3 supermarkets including a Waitrose store and a whole host of independent shops and eateries. Other amenities include a theatre and library, hospital and clinics, and railway station. Rail users enjoy regular services to Salisbury, and then direct to London Waterloo, and to Bath with a direct line on to South Wales. Other centres in the area including Frome, Westbury, Trowbridge, Bath and Salisbury are within comfortable driving distance as are the various military bases on Salisbury Plain whilst the A36, A350 and A303 trunk routes provide swift road access throughout the West Country and further afield to London via the A303/M3. Bournemouth, Southampton and Bristol airports are each just over an hour by road.

ACCOMMODATION

Canopy Porch with Upvc double-glazed front door opening into:

Entrance Hall having radiator, temperature thermostat, cupboard with electrical fusegear, laminate flooring and staircase rising to First Floor:

Pleasant Sitting Room 13' 5" x 10' 8" (4.09m x 3.25m) facing South a light & airy room having fireplace with decorative surround and mantel housing an electric fire creating a focal point, T.V. aerial point, telephone point and radiator.

Well Equipped Kitchen/Diner 19' 10" x 8' 10" (6.04m x 2.69m) having postformed worksurfaces and inset stainless steel sink, Beech effect drawer & cupboard space, complementary tiling, matching overhead cupboards, Gas Hob with Filter Hood above, Electric Double Oven, plumbing for washing machine, space for Fridge/Freezer, Gas-fired Worcester Combi-boiler providing domestic hot water and heating to radiators, ample space for breakfast table & chairs, 2 useful built-in cupboards, tiled flooring and Upvc double glazed door opening out to the Rear Garden.

First Floor Landing having built-in cupboards and access hatch to loft.

Bedroom One 13' 6" x 10' 8" (4.11m x 3.25m) with built-in wardrobes, further overhead storage with additional cupboards, radiator and door to Dressing Area 9'6" x 3'10".

Bedroom Two 11' 2" x 9' 0" (3.40m x 2.74m) having radiator and fitted furniture including wardrobes, overhead storage with additional cupboards.

Recently Refitted Shower Room having White suite comprising walk-in shower enclosure with thermostatic controls and aqua board panelling, vanity hand basin with cupboard under, towel radiator, extractor fan and laminate flooring.

Separate W.C. having low level W.C. and laminate flooring.

OUTSIDE

Parking there is a parking area for residents nearby.

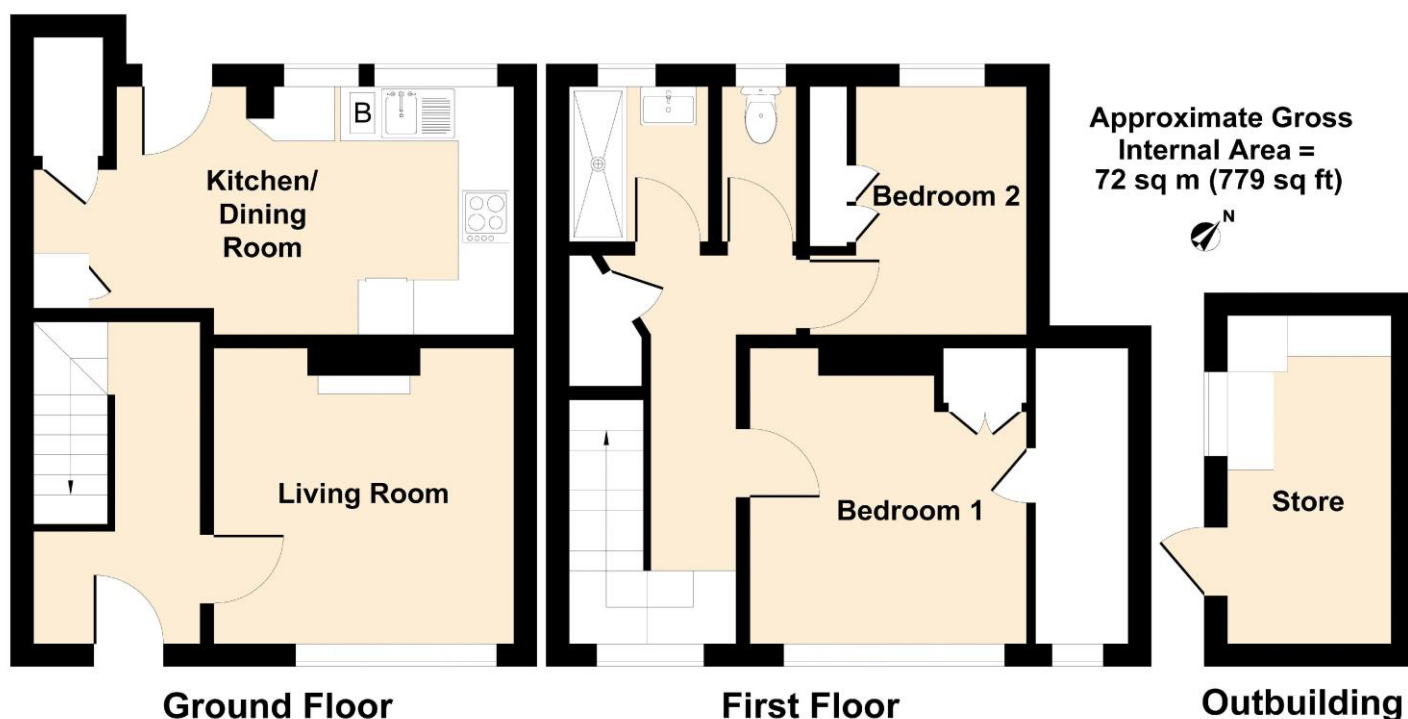
Easily Managed Gardens The property is approached via a path to the front door and has an area of lawn, shrubbery and hedge all set behind shallow post and wire fencing. A passage shared with its neighbour provides access to the good-sized Rear Garden which includes a paved terrace and a sizeable area of lawn, raised beds and a useful garden store. The whole is nicely enclosed by a wall, hedging and fencing.

Services We understand Mains Water, Drainage, Gas and Electricity are connected.

Tenure Freehold with vacant possession.

Rating Band "B"

EPC URL <https://find-energy-certificate.service.gov.uk/energy-certificate/0390-2962-0260-2827-0761>



FLOORPLAN FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE

VIEWING By prior appointment through
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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

Energy performance certificate (EPC)

51 The Ridgeway WARMINSTER BA12 9NQ	Energy rating C	Valid until: 22 June 2033
		Certificate number: 0390-2962-0260-2827-0761

Property type	Mid-terrace house
Total floor area	72 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		