

DAVIS & LATCHAM ESTATE AGENTS

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Cash Buyers Only • **Spacious Terraced House**
Within walking distance of the Town & Railway Station • **Cloaks**
Light & Airy Sitting Room • **Kitchen/Diner**
Shower Room & 3 Bedrooms • **Enclosed Easily Managed Gardens**
Gas-fired Central Heating to radiators • **Upvc Sealed Unit Double Glazing**



42 Hollybush Road, Warminster, Wiltshire, BA12 8QT

£200,000



This spacious Terraced Home is within a comfortable walking distance of Schooling, the Railway Station, Town Centre and close to extensive public open space. Entrance Lobby, Hall, Cloaks, Light & Airy Sitting Room, Kitchen/Diner, First Floor Landing, Shower Room & 3 Bedrooms, Enclosed Easily Managed Gardens, Gas-fired Central Heating to radiators & Upvc Sealed Unit Double Glazing. DUE TO SPRAY FOAM INSULATION IN THE ATTIC WE ARE LOOKING TO SELL TO CASH BUYERS ONLY. THE PRICE IS TO REFLECT THE REMOVAL OF THE FOAM, TILES REMOVED, RE-FELT & BATTEN AND REPLACE THE TILES. Hence the Agents strongly advise an early accompanied internal inspection in order to avoid disappointment.

Accommodation

THE PROPERTY is a mid-terraced house originally built in the 1960's for the local authority, but like many now in private ownership, which has brick and colour-washed rendered elevations under a tiled roof. Although in need of some updating the property benefits from Gas-fired central heating to radiators together with sealed-unit double glazing. This would be a great choice for a family seeking an attractively priced first home hence the Agents strongly advise an early accompanied internal inspection in order to avoid disappointment.

LOCATION

Hollybush Road is a pleasant residential road located on the Northern outskirts of Warminster close an extensive public open space - great for dog walking and including a children's play area whilst also being not far from the Downs and Golf Course which overlook Warminster. Within level walking distance is schooling and the railway station whilst the town centre provides excellent shopping facilities - 3 supermarkets including a Waitrose store and a host of independent shops and eateries together with a wide range of other amenities which include a theatre and library, hospital and clinics. Rail users enjoy regular services to Salisbury and then direct to London Waterloo, and to Bath with a direct line onto South Wales. Other main centres in the area include Frome, Westbury, Trowbridge, Bath and Salisbury which are all within a comfortable driving distance as are the various Salisbury Plain military bases whilst the A36, A350 and A303 trunk routes provide swift access throughout the West Country and to London via the A303/M3. Bristol, Bournemouth and Southampton Airports are each just over an hour by car.

ACCOMMODATION

Entrance Lobby	having double glazed front door, part serving as a Utility Area with postformed worksurface with cupboards under, shelving, recessed lighting and laminate flooring.
Hall	having built-in cupboard and radiator.
Cloakroom	having low level W.C. and hand basin.
Light & Airy Dual Aspect Sitting Room	17' 7" x 11' 9" (5.36m x 3.58m) having T.V. aerial point, understairs cupboard with Electrical fusegear and meter, two radiators, French doors and patio doors to Rear Garden and staircase to First Floor.
Kitchen/Diner	14' 8" x 9' 11" (4.47m x 3.02m) having postformed worksurfaces and inset colour-keyed sink, range of units providing ample drawer and cupboard space, complementary tiling and matching overhead cupboards, built-in Gas Hob with Filter Hood above and Electric Double Oven, plumbing for washing machine, recess for fridge, radiator and Dining Area with ample space for dining table and chairs.
First Floor Landing	having access hatch to roof.
Shower Room	having White suite comprising glazed walk-in shower enclosure with Mira shower controls & Aqua wall panelling, pedestal hand basin with mixer tap, low level W.C., towel radiator, complementary wall and floor tiling.

- Bedroom One** 12' 10" x 10' 6" (3.91m x 3.20m) with telephone point, radiator and built-in shelved cupboard with radiator.
- Bedroom Two** 12' 1" x 9' 0" (3.68m x 2.74m) with built-in wardrobe, radiator, cupboard with wall mounted Gas-fired Combi Baxi boiler supplying domestic hot water and central heating to radiators throughout.
- Bedroom Three** 9' 11" max x 9' 9" (3.02m x 2.97m) into door recess with bulkhead over the stairs, having radiator and built-in cupboard.

OUTSIDE

Parking is usually available in the road on a first come, first serve basis.

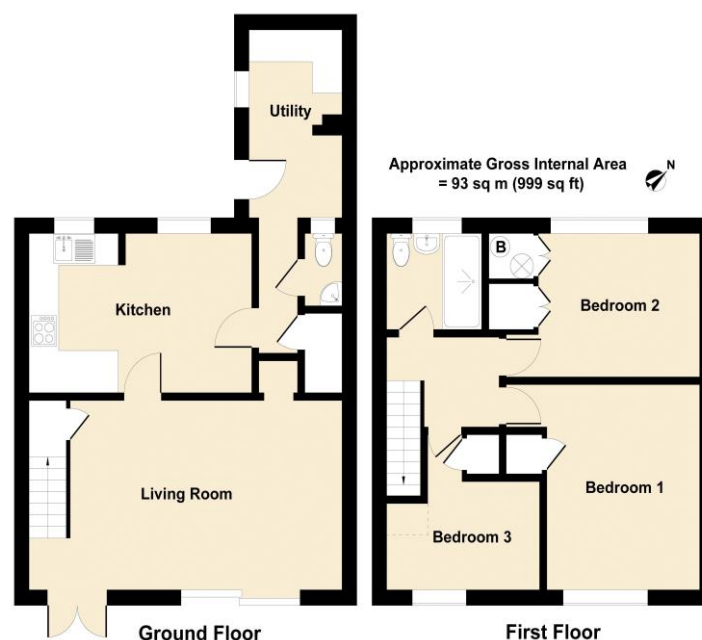
The Easily Managed Gardens The Front Garden is set behind decorative railings and a gate with a path to the front door flanked by decorative shingle and shrubs. The Rear Garden is mainly laid to a paved terrace and artificial grass, shingle and Rose bushes which is all enclosed by fencing ensuring a good level of privacy. A hand gate provides access for garden deliveries etc., and opens onto public open space at the rear of the property.

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

Tenure Freehold with vacant possession.

Rating Band "B"

EPC URL <https://find-energy-certificate.service.gov.uk/energy-certificate/0730-1212-0104-0011-1100>



VIEWING

By prior appointment through
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PLEASE NOTE

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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)			
42 Hollybush Road WARMINSTER BA12 8QT	Energy rating D	Valid until:	29 July 2034
		Certificate number:	0730-1212-0104-0011-1100
Property type		Mid-terrace house	
Total floor area		92 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 D. 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

