



KINGSTONS



79a Victoria Road

Warminster BA12 8HD

- Well Presented Two Bed Bungalow
- Lounge/Dining Room
- Fitted Kitchen
- UPVC D/G & Gas C/H
- Garage & Driveway
- Tuck Away Down Private Drive
- Large Conservatory
- Refitted Shower Room
- Low Maintenance Garden
- No Onward Chain

Offers Over £310,000





Entrance Hall

Composite obscured double glazed door to the front. Radiator. Door off and into: storage cupboard.

Lounge/Dining Room

22'1" x 11'9" max (6.73 x 3.58 max)
UPVC double glazed bay window to the front. Two radiators. Feature marble fireplace with living flame gas fire inset. Television point. Coving. Double glazed sliding patio doors to the:

Conservatory

15'2" x 9'5" (4.62 x 2.87)
UPVC double glazed and brick construction with French doors to the side. Radiator. Karndean wood effect flooring and wall light.

Kitchen

10'1" x 8'3" (3.07 x 2.51 (3.08 x 2.52))
Double glazed window and door to the conservatory. Radiator. Range of wall and base mounted units with tiled splash-backs and rolled top work surfaces. Stainless steel single sink drainer unit with mixer tap. Electric oven with pull-out extractor hood over. Plumbing for washing machine. Space for fridge/freezer. Tiled effect vinyl flooring. Fuse box. Wall mounted Worcester combi boiler.



Bedroom One

11'4" x 10'0" (3.45 x 3.05 (3.46 x 3.06))

UPVC double glazed window to the rear. Radiator. Two built-in single wardrobes with over bed storage cupboards. Built-in double wardrobe and additional single wardrobe.

Television point.

Bedroom Two

9'4" x 7'9" (2.84 x 2.36)

UPVC double glazed window to the front. Radiator.

Refitted Shower Room

Obscured UPVC double glazed window to the front. Chrome towel radiator. Three piece white suite with tiled surrounds comprising large walk-in shower enclosure with mains shower and glass screen enclosing, wash hand basin with drawers under and w/c with dual push flush. Vinyl flooring.

EXTERNALLY

To The Front

Tarmac driveway providing off road parking for two vehicles. Gate and path to the front door with storm porch over and entrance light. Garden with a variety of established plants, trees and shrubs, enclosed by picket fencing. Gated side pedestrian access to the rear.

To The Rear

Enclosed, low maintenance garden comprising decked area to the immediate rear and a variety of plants, trees and shrubs. Storage area to the side. Garden shed to the rear of garage. Greenhouse. All enclosed by fencing.

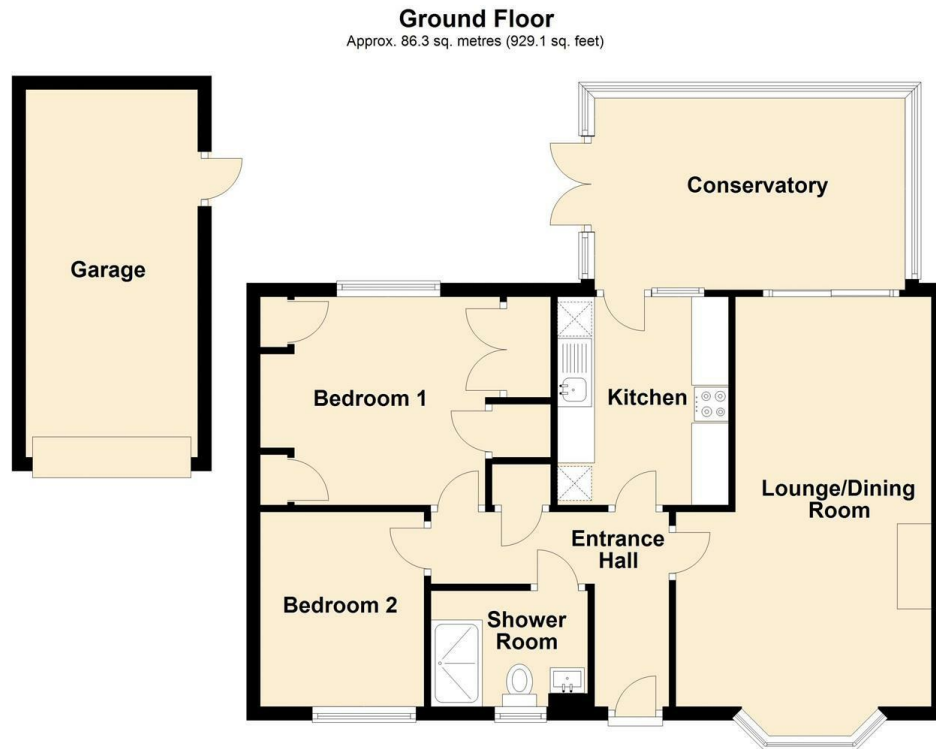
Garage

17'5" x 8'3" (5.31 x 2.51 (5.30 x 2.52))

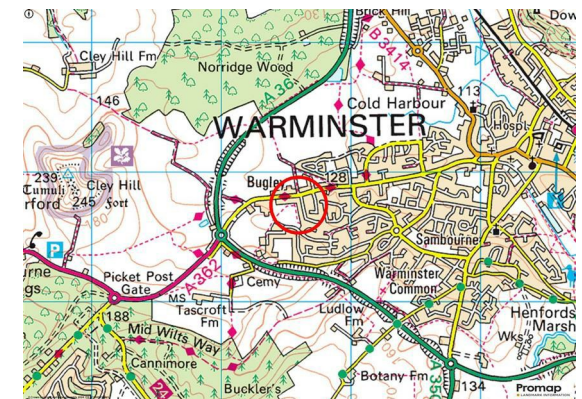
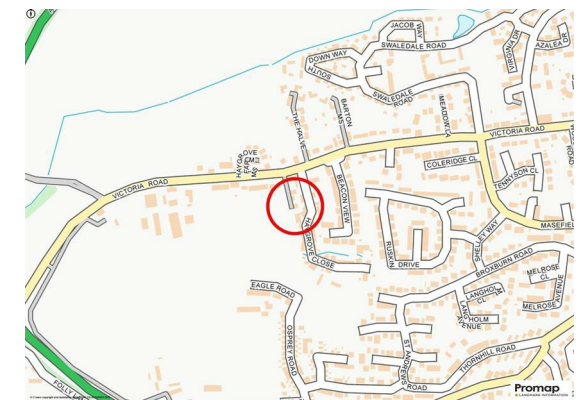
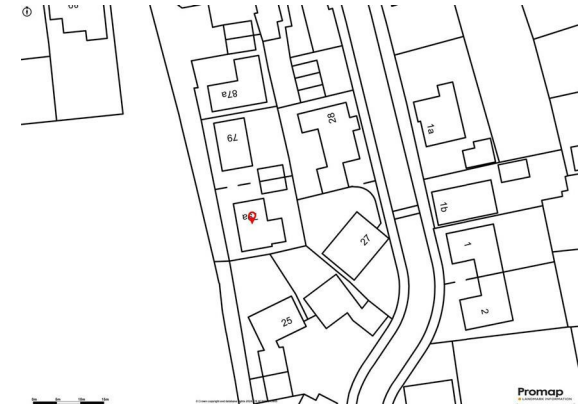
Up and over door to the front. Power and lighting. Eaves storage. Personal door to the side.



Tenure **Freehold**
Council Tax Band **D**
EPC Rating **C**



Total area: approx. 86.3 sq. metres (929.1 sq. feet)




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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.