



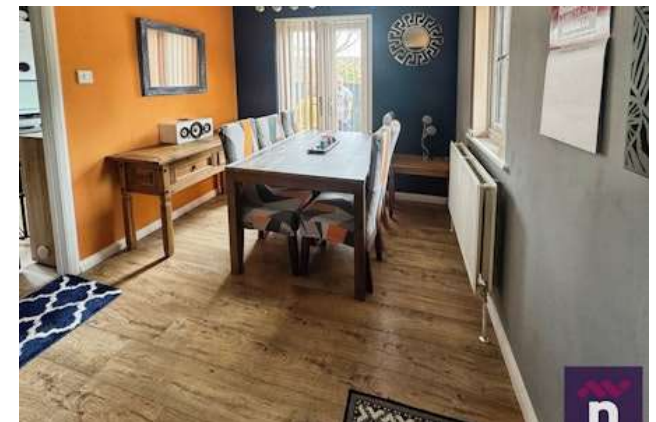
Cannimore Close, Warminster

Offers in excess of £340,000



Key Features

- End of chain
- Garage
- Driveway
- Private Garden
- Dining Room
- Spacious Lounge
- EPC rating C
- Freehold





This semi-detached home is offered for sale and is situated in a highly sought-after residential area of Warminster, making it an excellent choice for families looking to be close to well-regarded schools, local amenities, and lovely walks. If you are searching for something a little different, this property could be the perfect fit.

The ground floor features two separate reception rooms, both with patio doors opening onto the garden. One reception room enjoys pleasant garden views, while the second also provides direct access outside, offering flexible options for living and dining.

The kitchen benefits from built-in pantry cupboards, providing practical storage, as well as plenty of worktop space. A separate utility room adds further convenience and provides side access to the single garage and garden.

Upstairs, there are two double bedrooms — one particularly generous in size and the other a comfortable standard double — along with a single bedroom, ideal for a child's room, guest space, or home office. The main bathroom is fitted with a freestanding bath, enclosed shower, wash basin, and WC. In addition, there is a downstairs cloakroom with a toilet and

wash basin.

Externally, the property offers off-street parking, a single garage, and a well-maintained garden that enjoys a good amount of sunlight. The garden can be accessed from the lounge, dining room, and utility room, creating a seamless connection between indoor and outdoor living.

The home is conveniently located for Warminster's town centre amenities, including shops, cafes, and essential services. A selection of nearby schools further enhances its appeal for families. The area also offers local parks and scenic walking routes, providing easy access to the surrounding countryside.

Warminster railway station provides regular services to Salisbury, Bath, and Bristol. Journey times to Bath are typically around 30-35 minutes, and approximately 20-25 minutes to Salisbury, making this an attractive option for commuters as well as local buyers.

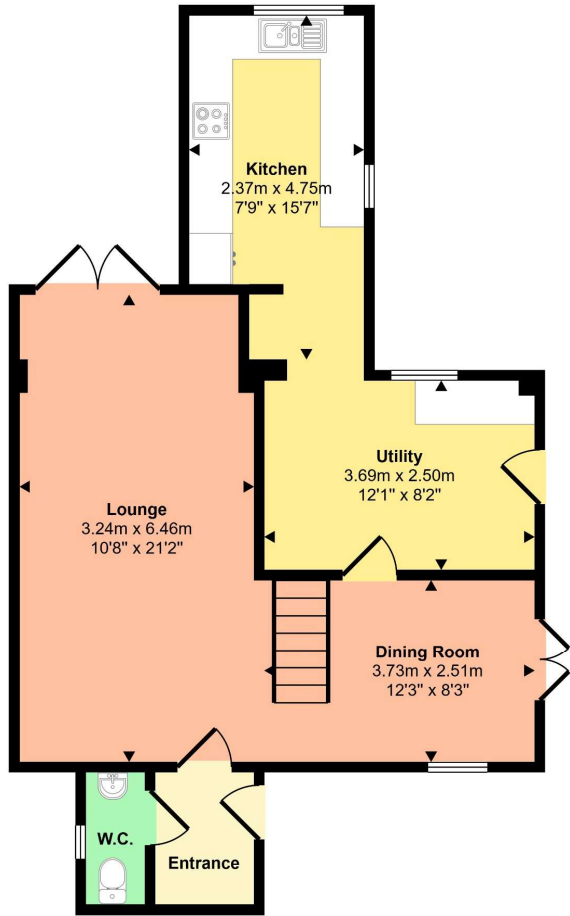




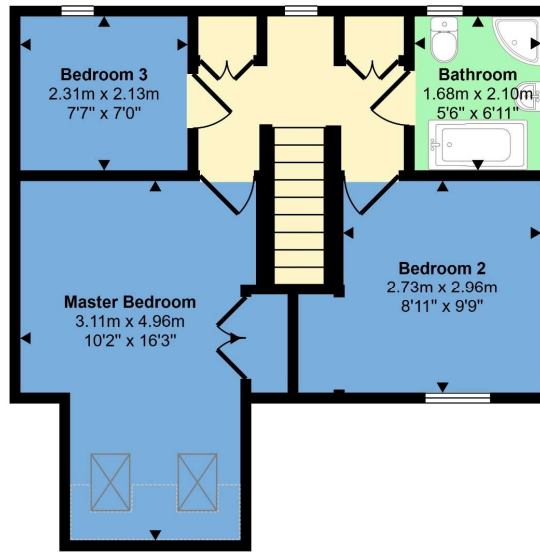




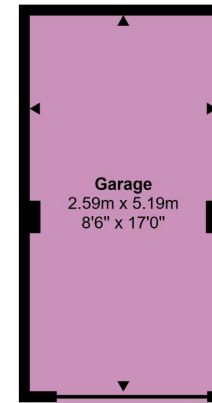
Approx Gross Internal Area
111 sq m / 1199 sq ft



Ground Floor
Approx 56 sq m / 603 sq ft



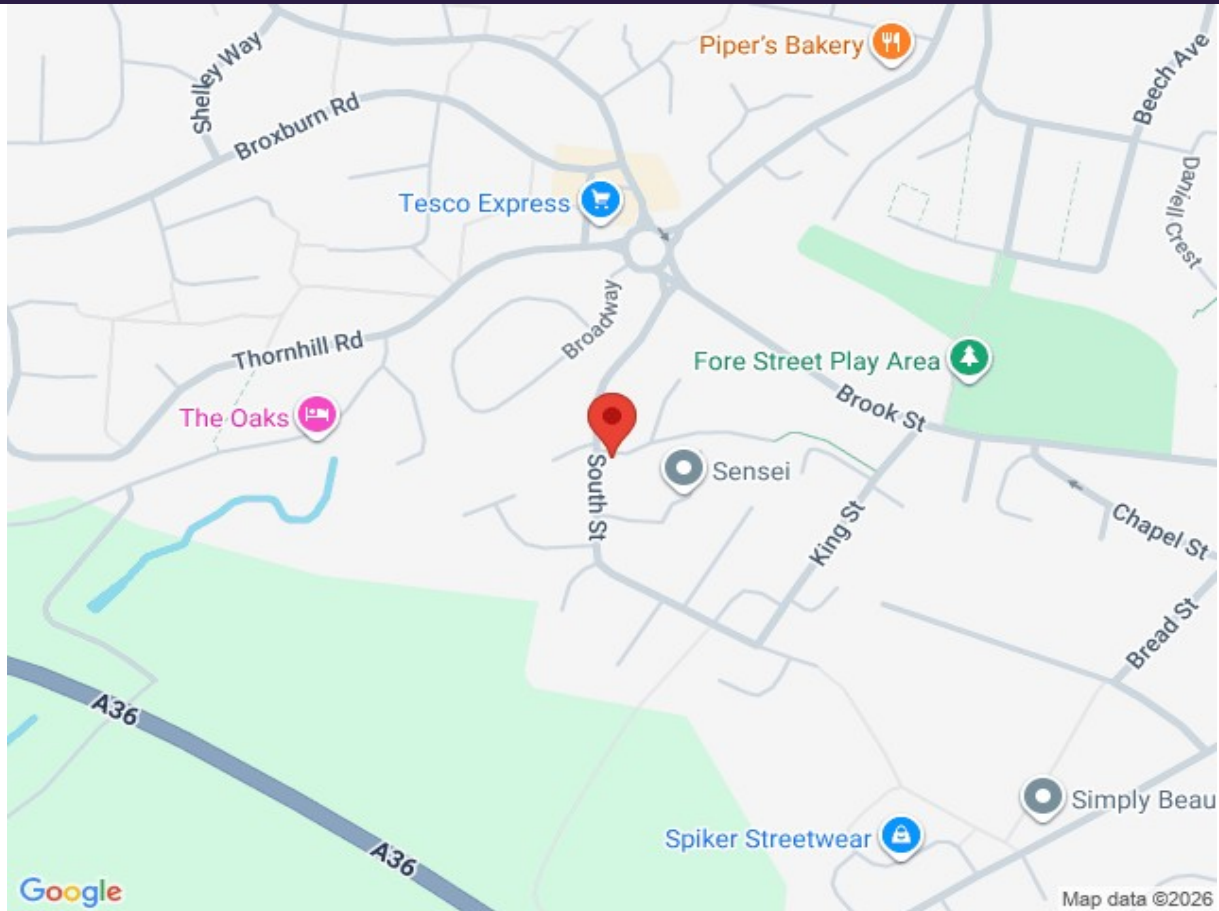
First Floor
Approx 42 sq m / 452 sq ft



Garage
Approx 13 sq m / 145 sq ft

☐ Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy rating and score

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

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



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

