



FOR SALE

Three Bedroom Terraced House

- For Renovation
- Of Interest to Owner Occupiers, Investors & Developers
- Three Bedrooms, Two Reception Rooms
- Garden

The Portway, Warminster

14 The Portway, Warminster, BA12 8QD



LOCATION

Warminster is a large market and garrison town situated in the heart of Wiltshire on the A36 between Salisbury and Bath. Serving a local population of 18,200 approx. and a county population of 510,300 (Source: 2021 Census) In addition to the resident population, a substantial garrison is based in Warminster.

The Portway is located at the western end of the High Street and is close to local shops and amenities.

DESCRIPTION

The property comprises a mid-terraced house arranged over ground, first and second floors. It is of brick construction under a pitched tiled roof. The property provides an entrance hallway, living room, dining room and kitchen on the ground floor, three bedrooms and a bathroom on the first and second floors. To the rear there is a small enclosed garden.

The property is in need of refurbishment.

PLANNING

Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Wiltshire Council Planning Department, The Council House, Bourne Hill, Salisbury, SP1 3UZ. Tel: 0300 456 0114.

Money Laundering Regulations Purchasers/Tenants will be required to provide identity information so Anti Money Laundering checks can be undertaken before an offer can be accepted on any property we are marketing.

ACCOMMODATION

Ground Floor

Entrance Hallway
Living Room 15'1" x 9'10"
Dining Room 12'5" x 9'1"
Kitchen -

First Floor

Bedroom 1 14'3 x 10'0"
Bedroom 2 9'4" x 9'0"

Second Floor

Bedroom 3 14'4 x 11'10"
Bathroom

TENURE

Freehold.

PRICE

Offers in the region of £195,000.

VAT

VAT is not payable on the sale price.

COUNCIL TAX

The property is listed within Band B.

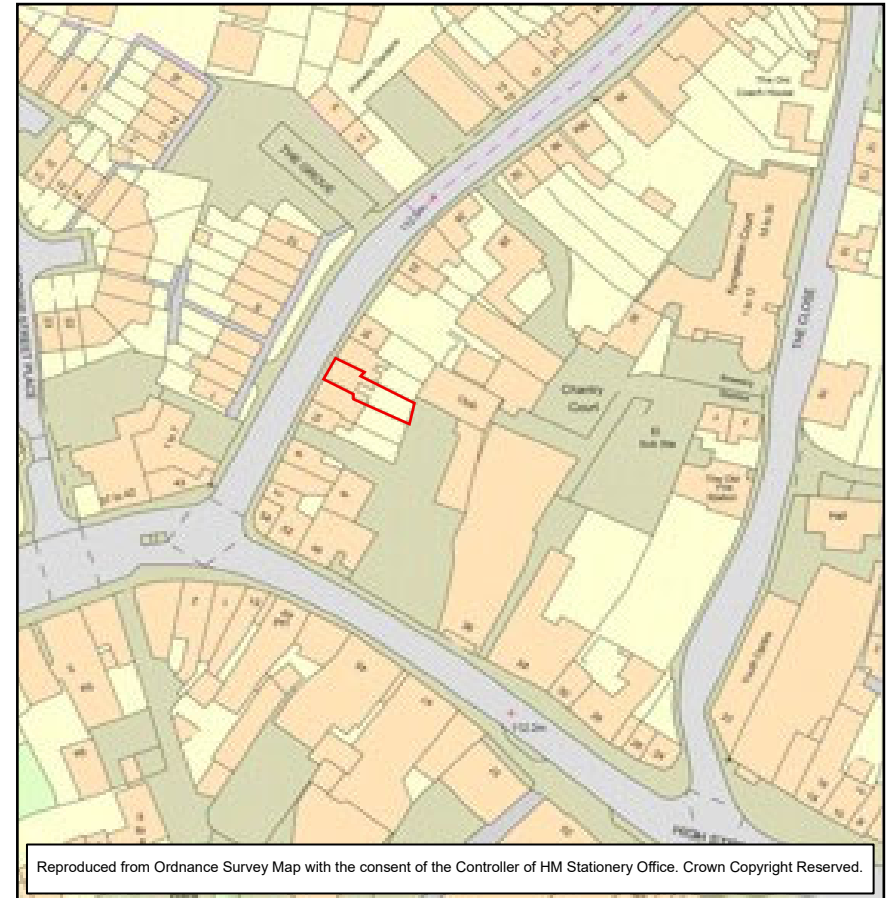
*Interested parties should satisfy themselves that the Council Tax is correct.

SERVICES

Mains electricity, water and drainage available.

Caution: The services and fittings mentioned in these particulars have not been tested and hence, we cannot confirm they are in working order.

Code for Leasing Business Premises As an RICS Regulated firm we adhere to the Code for Leasing Business Premises, which recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through the RICS web-site, www.rics.org.



ENERGY PERFORMANCE

The property has an EPC rating of F27.

VIEWING

Strictly by appointment only.

Ref: DS/JW/18106

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