

DAVIS & LATCHAM ESTATE AGENTS

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- Easily run modern House
- Small terrace of 5 properties
- Sitting Room open plan into Kitchen
- Bathroom
- Gas-fired Central Heating to radiators
- Close to all Town Centre amenities
- No Onward Chain
- Double Bedroom
- Reserved Residents' Parking
- Upvc Double Glazing



2 Avenue Court, Warminster, Wiltshire, BA12 9AA

£195,000



Ideal for someone wishing to live in the Town Centre this easily run Modern Terraced House is very conveniently located close to all amenities. Entrance Porch, Pleasant Sitting Room open-plan into Kitchen, First Floor Landing, Bathroom & Double Bedroom, Reserved Residents' Parking, Gas-fired Central Heating to radiators & Sealed Unit Double Glazing.

Accommodation

THE PROPERTY is an easily run modern mid-terraced house which has brick elevations under a tiled roof and benefits from Gas-fired central heating to radiators together with sealed unit double glazing making it a great choice for retirement, first time purchase or as a buy-to-let investment. Properties of this sort in such a convenient location are few and far between hence the Agents strongly advise an early accompanied internal inspection in order to avoid disappointment.

LOCATION Avenue Court is a small development of just 5 properties built in the 1990's adjacent to The Avenue, a peaceful tree-lined lane from which it gets its name and just off Station Road, close to the centre of Warminster and moments on foot from both a Lidl supermarket and a Waitrose store. The bustling town centre is also closeby offering a wide range of amenities including a library and theatre, clinics and hospital, a host of independent shops, eateries and cafes, a beautiful town park and a 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 main centres in the area include Frome, Trowbridge, Westbury, Bath and Salisbury, all within comfortable driving distance, as are the various Salisbury Plain military establishments. The A36, A350 and A303 trunk routes provide swift access throughout the West Country and further afield to London via the A303/M3 whilst Bristol, Southampton and Bournemouth airports are each just over an hour by road.

ACCOMMODATION

Entrance Porch having courtesy lighting, double glazed front door and inner door opening into:

Pleasant Open-Plan Living Room/Kitchen 19' 6" x 11' 0" (5.94m x 3.35m) having radiator, T.V. aerial point, temperature thermostat, telephone point and staircase rising to First Floor and Kitchen Area having postformed worksurfaces, inset stainless steel sink, drawer and cupboard space, complementary tiling, matching overhead cupboards, point for electric cooker, plumbing for washing machine, space for a breakfast table and chairs, tiled flooring and deep understairs cupboard housing electrical fusegear and Gas-fired Worcester combi-boiler supplying domestic hot water and central heating to radiators.

First Floor Landing

Double Bedroom 12' 0" x 11' 11" (3.65m x 3.63m) having radiator, access hatch to loft space, dressing surface with mirror flanked by wardrobe cupboard and shelved linen cupboard with radiator.

Bathroom having contemporary White suite comprising panelled bath with Mira shower above, vanity hand basin with cupboard under, complementary tiling, low level W.C., fitted mirror, shaver/light fitting and towel radiator.

OUTSIDE

Parking Approached from Station Road is a brick paved Resident's Parking Area including a Reserved Space for number 2.

A paved path leads to the front door of the property and adjacent is a small border laid to golden gravel.

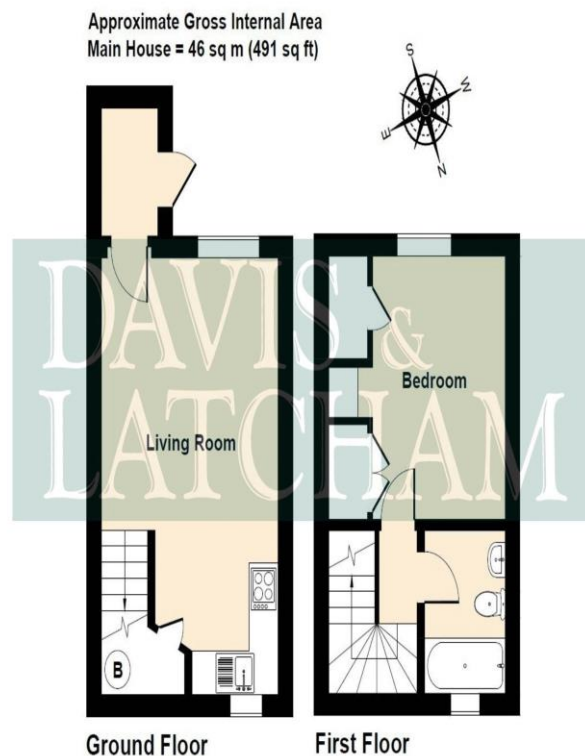
Services We understand Mains Water, Drainage, Gas and Electricity are connected.

Rating Band

“A”

EPC URL

<https://find-energy-certificate.service.gov.uk/energy-certificate/2130-3434-8160-1108-7291>



FLOORPLAN FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE

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)

2 Avenue Court The Avenue WARMINSTER BA12 9AA	Energy rating C	Valid until: 12 April 2036
		Certificate number: 2130-3434-8160-1108-7291

Property type	Mid-terrace house
Total floor area	43 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

