



Boreham Road, Warminster, Wiltshire, BA12 9JR

£150,000

A characterful 1 bedroom cottage, ideal as a compact home, bolthole or investment property. Convenient and desirable location. Requires general updating. Small rear yard. Excellent value opportunity.

Dales & Shires
ESTATE AGENTS

GENERAL DESCRIPTION

Dales & Shires Estate Agents are very pleased to offer for sale this charming and characterful one bedroom cottage. Situated in a highly desirable area, and most conveniently placed for central amenities and transport links. Features include: a modern separate kitchen, period features, sash windows (with some secondary glazing), electric heating, panelled doors, feature fireplaces and scope for general modernisation. We anticipate this property will appeal to a variety of buyers and we advise an early viewing to appreciate the location, character, potential, layout and value.

PROPERTY SUMMARY

The accommodation includes a lounge, separate kitchen, double bedroom and en-suite shower cubicle/wet room. Externally, there is a small rear yard with rear gate.

LOCATION

Warminster is a desirable and established town, with an abundance of charming and unique period buildings. The thriving high street boasts a wide range of shops, pubs, cafes and restaurants. There are also well-regarded schools in the town, along with supermarkets and recreational amenities. The town is also well-served for transport links, with the A36 and railway station connecting to Bath, Salisbury and beyond. Bristol, Swindon, Chippenham are also easily accessible, as well as attractive surrounding countryside. Popular with residents and tourists, the area is also a convenient base for trips to Devon, Cornwall, the South Coast and South Wales.

DIRECTIONS

Sat Nav location: BA12 9JR.

GROUND FLOOR

Panelled front door from the pavement enters into a small vestibule area, with staircase.

Lounge 12' 0" x 11' 4" (3.65m x 3.45m) min.

Front sash window, feature fireplace and understairs cupboard.

Kitchen 10' 2" x 10' 0" (3.10m x 3.05m)

A modern and relatively well-proportioned kitchen, ideal for cooking and utility space. Fitted oven and hob, and space for a washing machine and fridge. PVCu rear door to the yard.



FIRST FLOOR

Doorway from the stairs directly into:

Bedroom 12' 0" x 10' 7" (3.65m x 3.22m)

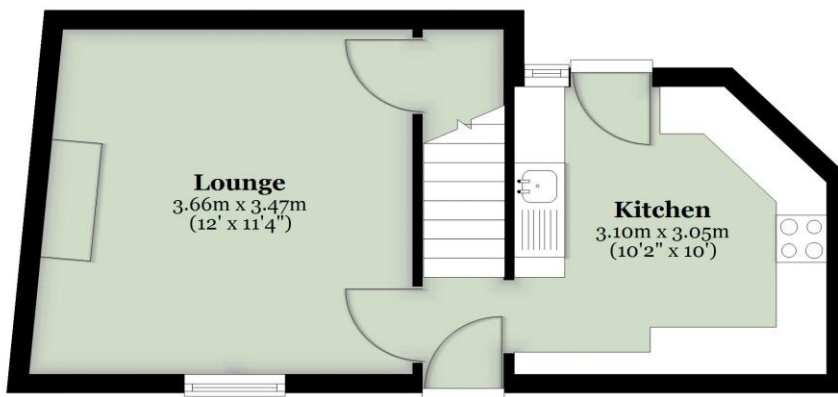
Double bedroom with front sash window, feature fireplace and some fitted cupboards. Glazed shower door into:

Wet Room

A compact, hotel-style all-in-one shower area with sink and toilet.



Ground Floor



First Floor





OUTSIDE

Small, south-west facing rear yard with rear access gate. Enough space for a table and chairs and perhaps a vertical herb garden.

AGENT'S NOTES

We are the exclusive selling agent for this property. Viewings are by appointment only. To book a viewing, ask any questions, or to make an offer, you are very welcome to contact us 7 days a week by phone or email.

PROPERTY TO SELL?

We sell successfully for clients throughout the UK. We can handle all types of residential property, and have particular expertise in selling lifestyle, period, individual and rural homes. To find out how we can successfully sell your property for the best possible price contact us to arrange a free, no obligation Market Appraisal.

Our sales fees are competitive. We have no hidden catches, NO long contract tie-ins and NO setting up or withdrawal fees,

Call us or visit dalesandshires.com for full details.

Viewing / Offer Process:

Viewings are by appointment only. All viewing requests, offers or negotiations must be made directly to Dales & Shires.

Tenure: Freehold.

Council Tax Band: A.

These details were prepared / amended on: 15/11/2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	17	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

AGENT'S STANDARD DISCLAIMER

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact' and they do not form part of any contract. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information, particularly if contemplating travelling some distance to view the property.
2. Any areas, measurements, floor plans or distances referred to may be approximated, are given as a guide only and are not always precise. Floorplans should not be relied upon as accurate or a true representation of the size, shape or function of a room / property.
3. Some wide angle photography may be used to allow enhanced & comprehensive presentation. This can cause distortion to images & perspectives. We advise a personal inspection.
4. Photos, floorplans & images are the copyright & property of Dales & Shires Ltd. and may not be reproduced or used in any way by anybody else without our expressed permission.
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6. No representative of Dales & Shires has any authority to make or give any representation or warranty in relation to this property or these particulars, nor enter into any contract relating to the property on behalf of the vendor.

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