



Portway, Warminster

Offers in excess of £425,000



Key Features

- Grade II Victorian Town House
- Two Reception Rooms
- Two Bathrooms
- Off Road Parking
- Gas Central Heating
- Large Rear Garden
- EPC rating D
- Freehold





Spacious four-bedroom Grade II Listed Victorian Townhouse with off road parking and large garden, ideally located close to town and excellent schools.

A rare opportunity to acquire this lovingly restored Grade II listed three-storey Victorian townhouse, ideally situated within level walking distance of the town centre and local schools.



Offering generous accommodation, period charm, off-road parking and a substantial garden, this characterful home is offered to the market with no onward chain.

Accommodation

The property provides versatile and spacious living arranged over three floors and comprises:



Entrance vestibule, welcoming hallway, attractive sitting room, separate dining room, fitted kitchen and cloakroom. To the first floor there are two double bedrooms and a family bathroom.

The second floor offers two further double bedrooms, one with an en-suite bathroom, ideal for family living or guest accommodation.

The Property

Dating from the early to mid-19th century (circa 1840), this attractive end-of-terrace townhouse features mellow brick elevations adorned with established wisteria, ashlar stone detailing to doors and windows, and original sash windows beneath a tiled roof.

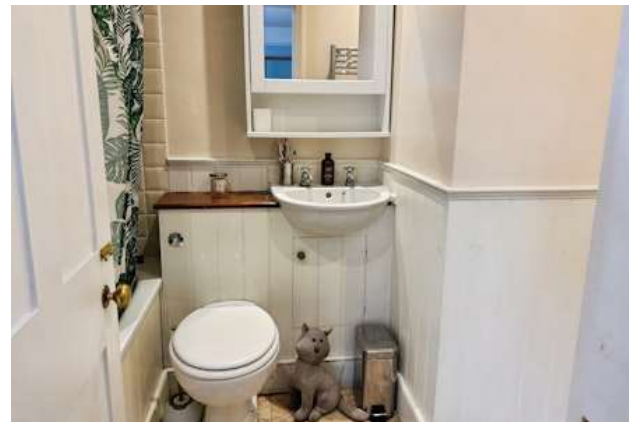
The current owners undertook a comprehensive yet sympathetic restoration in 2007 under guidance from Heritage England. This programme of works





included a new roof, ceilings, heating system and wiring, while carefully preserving the home's character features, such as the extensive exposed elm floorboards, the result is a beautifully balanced period family home offering modern comfort while retaining historic charm.

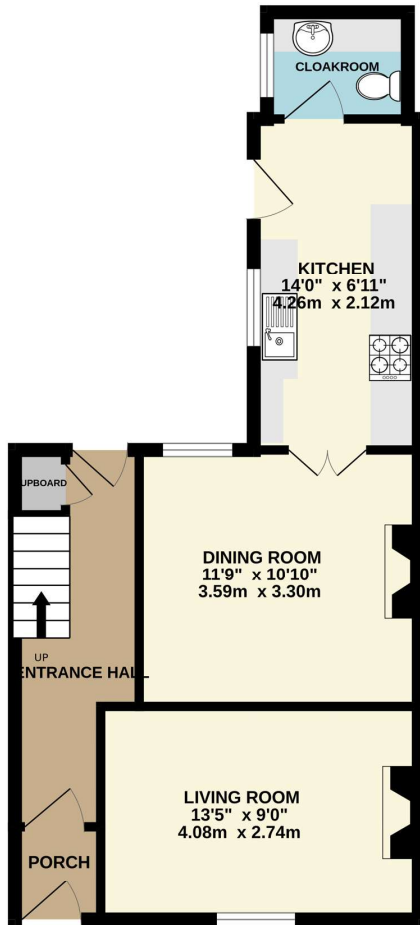
Externally, the property benefits from off-road parking and a large, well-stocked rear garden, providing a peaceful and private outdoor space rarely found so close to the town centre.



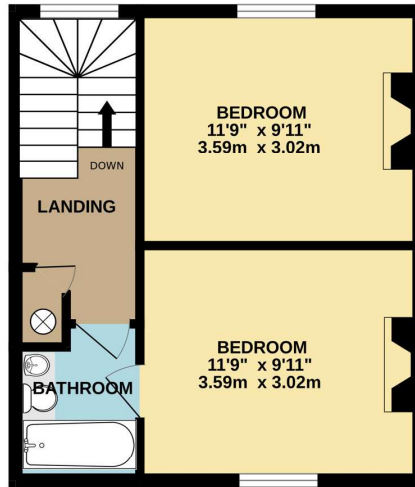




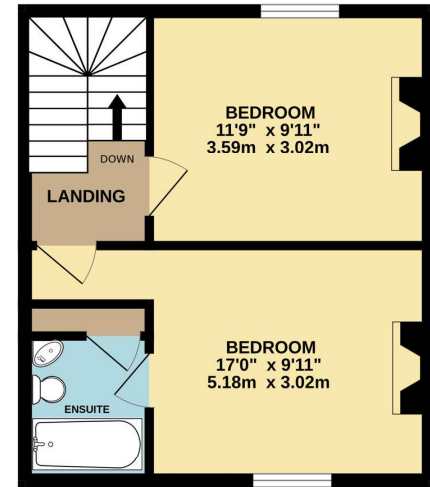
GROUND FLOOR
452 sq.ft. (42.0 sq.m.) approx.



1ST FLOOR
327 sq.ft. (30.4 sq.m.) approx.



2ND FLOOR
327 sq.ft. (30.4 sq.m.) approx.



TOTAL FLOOR AREA : 1106 sq.ft. (102.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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