



Beech Grove, Warminster

£290,000



## Key Features

- End Of Chain
- Driveway
- Garage
- EPC rating D
- Freehold





This attractive semi-detached property in Warminster is offered for sale .

The ground floor features two generous reception rooms, one enhanced by a cosy electric fire place both benefiting from large windows that flood the space with natural light.

A spacious conservatory provides a versatile additional living area with direct access to the garden, ideal for relaxing or entertaining.

The kitchen is well-appointed with built-in pantries, ample dining space, and plenty of natural light. The property also benefits from two modern bathrooms, including a contemporary main bathroom on the ground floor with bath and overhead shower, and a second shower room upstairs accessed from the main bedroom.

Upstairs, the principal bedroom is a comfortable double featuring an en-suite shower room and walk-in wardrobe. And further two double bedrooms that offer flexibility for family living or tenant accommodation.

Additional features include driveway parking for two vehicles, a single garage, and a private garden. The property is well maintained, with up-to-date Gas Safety and EICR certificates available for review.

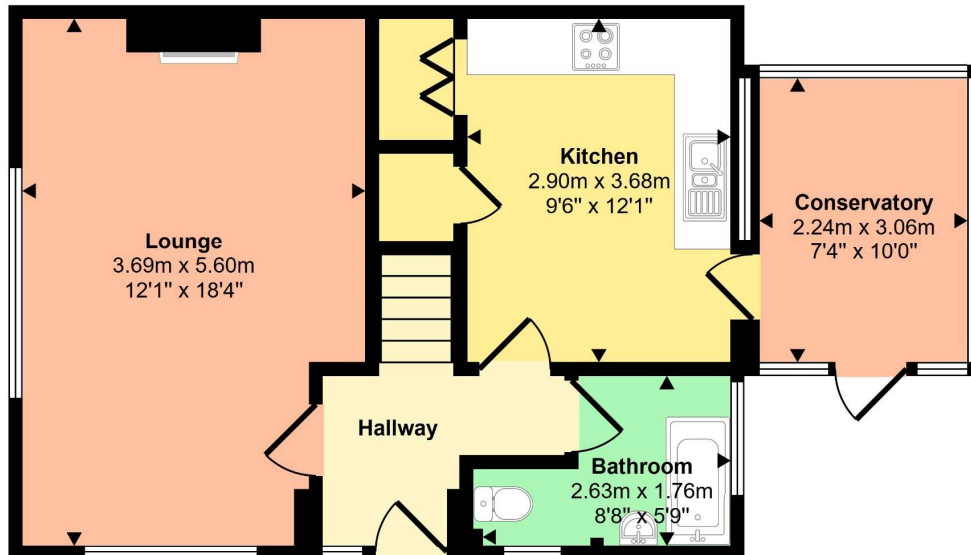
EPC rating D and Council Tax Band C. Conveniently located within easy reach of Warminster town centre, the property enjoys access to a range of shops, cafes, and amenities, alongside nearby parks, walking routes, and the picturesque Wiltshire countryside. Warminster railway station provides regular services to Salisbury, Bath, and Bristol, with journey times of approximately 25-35 minutes. Local schools are also conveniently accessible, further enhancing the property's appeal as a strong and practical investment.






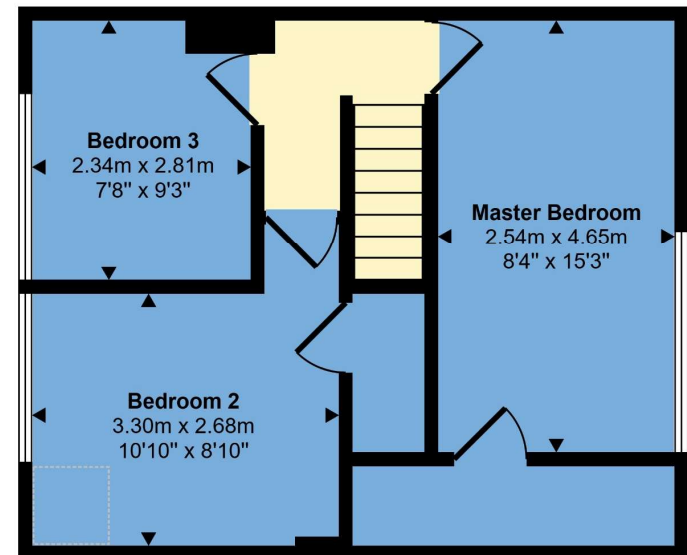


Approx Gross Internal Area  
89 sq m / 963 sq ft



Ground Floor  
Approx 50 sq m / 543 sq ft

 Denotes head height below 1.5m



First Floor  
Approx 39 sq m / 420 sq ft

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.



22, Beech Grove WARMINSTER BA12 0AB		Energy rating <b>D</b>
Valid until 30 November 2029	Certificate number 2898 5984 4200 4081 1900	
Property type	Semi-detached house	
Total floor area	82 square metres	



01985 220 290  
warminster@northwooduk.com