



**Chestnut Tree Gardens, Warminster BA12 8FD**

 allen & harris

**welcome to**

## **Chestnut Tree Gardens, Warminster**

This recently redecorated three-bedroom semi-detached home sits in a quiet cul-de-sac and offers modern accommodation across three floors, including a spacious living area with French doors, a contemporary kitchen, and a top-floor master bedroom with en-suite. Outside, it features a fully enclosed,



**DESCRIPTION:** This beautifully presented, recently redecorated three-bedroom semi-detached home is tucked away in a quiet and attractive cul-de-sac. The property offers a master bedroom with en-suite, off-road parking, and a low-maintenance garden. It is available with no onward chain.

The well-designed accommodation is arranged over three floors. On the ground floor, you'll find a spacious sitting room with French doors opening to the garden, a modern kitchen featuring a range of fitted wall and base units, and an integrated oven with gas hob. There is also a convenient downstairs WC.

The first floor hosts two bedrooms—one generously sized with fitted wardrobes—and a family bathroom with a white three-piece suite and shower over the bath. The top floor is dedicated to the master bedroom, complete with its own en-suite shower room.

**OUTSIDE:** The rear garden is fully enclosed and designed for easy maintenance, with decking providing a practical outdoor space. A garden shed offers storage, and a rear gate gives access to the off-road parking.

**LOCATION:** Warminster boasts a wide selection of shopping and leisure facilities, including a library, sports centre, swimming pool, schools, churches, medical services, and a post office. The town benefits from a mainline railway station to London Waterloo, while the nearby A303 provides excellent road links to London and Exeter. Local attractions include Longleat House and Safari Park, Shearwater Lake, Stourhead, and Salisbury Plain.

## **Ground Floor**

### **Entrance Hall**

### **Kitchen**

10' 6" x 6' 4" ( 3.20m x 1.93m )

### **Living Room**

13' 4" x 12' 10" ( 4.06m x 3.91m )



## **First Floor**

### **First Floor Landing**

### **Bedroom Two**

12' 2" max x 10' 10" max ( 3.71m max x 3.30m max )

### **Bathroom**

### **Bedroom Three**

11' 8" x 6' 4" ( 3.56m x 1.93m )



## **Second Floor**

### **Second Floor Landing**

### **Master Bedroom**

13' 7" x 9' 5" ( 4.14m x 2.87m )

### **En-Suite**

### **Outside**

### **Rear Garden**

### **Parking**



**view this property online** [allenandharris.co.uk/Property/WST107968](http://allenandharris.co.uk/Property/WST107968)



welcome to

## Chestnut Tree Gardens

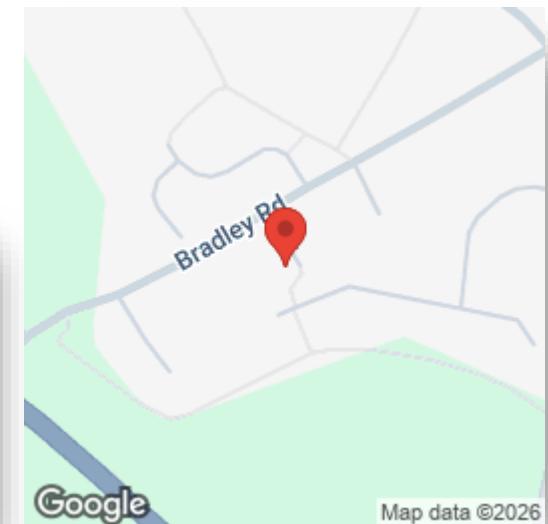
- No Onward Chain
- Three Bedroom Semi Detached Home
- Downstairs WC, En-Suite & Family Bathroom
- Enclosed Rear Garden
- Off Road Allocated Parking

Tenure: Freehold EPC Rating: C

Council Tax Band: C

offers over

**£245,000**



view this property online [allenandharris.co.uk/Property/WST107968](http://allenandharris.co.uk/Property/WST107968)

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:  
WST107968 - 0007



**01373 822457**



Westbury@allenandharris.co.uk



15A Warminster Road, WESTBURY, Wiltshire,  
BA13 3PD



**allenandharris.co.uk**