



Boreham Road, Warminster

Guide price £245,000



## Key Features

- 2 Bedrooms
- Kitchen/breakfast room
- Lounge area
- EPC rating C
- Freehold





Beautifully updated and perfectly positioned, this charming two-bedroom end-terrace home is ideal for first-time buyers or investors seeking modern comfort and convenience just moments from Warminster's bustling town centre and excellent transport links.

Step inside to a bright, welcoming entrance hall leading to a spacious living room, the perfect spot to unwind or entertain.



The contemporary kitchen boasts sleek wall and base units, blending style with practicality, and flows effortlessly into a handy rear porch with access to the outdoor space.

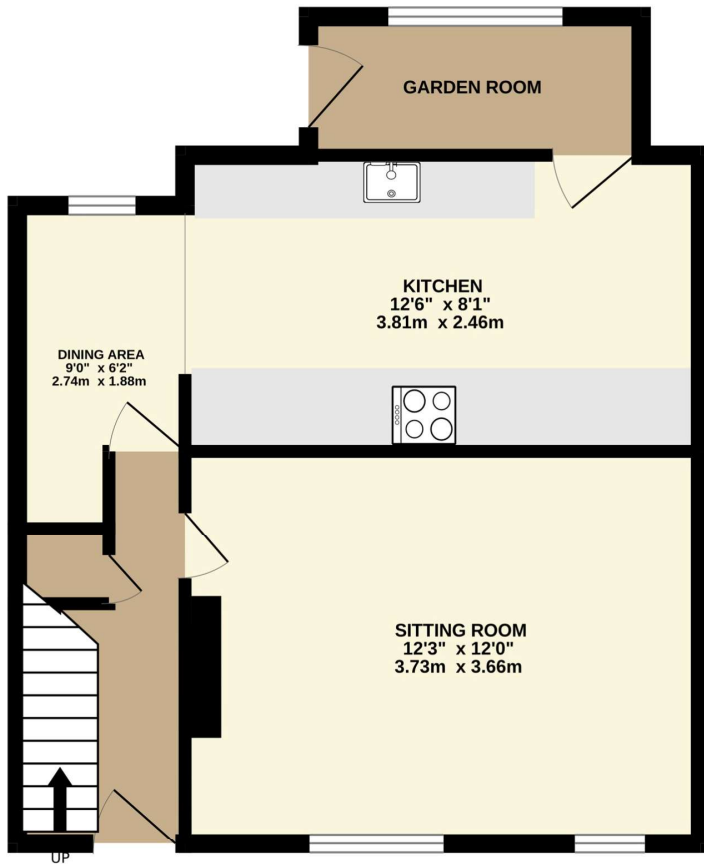
Upstairs, two generous bedrooms offer comfortable accommodation, complemented by a stylish, modern shower room.

While there's no private parking, on-street options are readily available nearby.

With its smart design, modern finish, and sought-after location, this home is a true gem ready to move straight into.



GROUND FLOOR  
466 sq.ft. (43.3 sq.m.) approx.

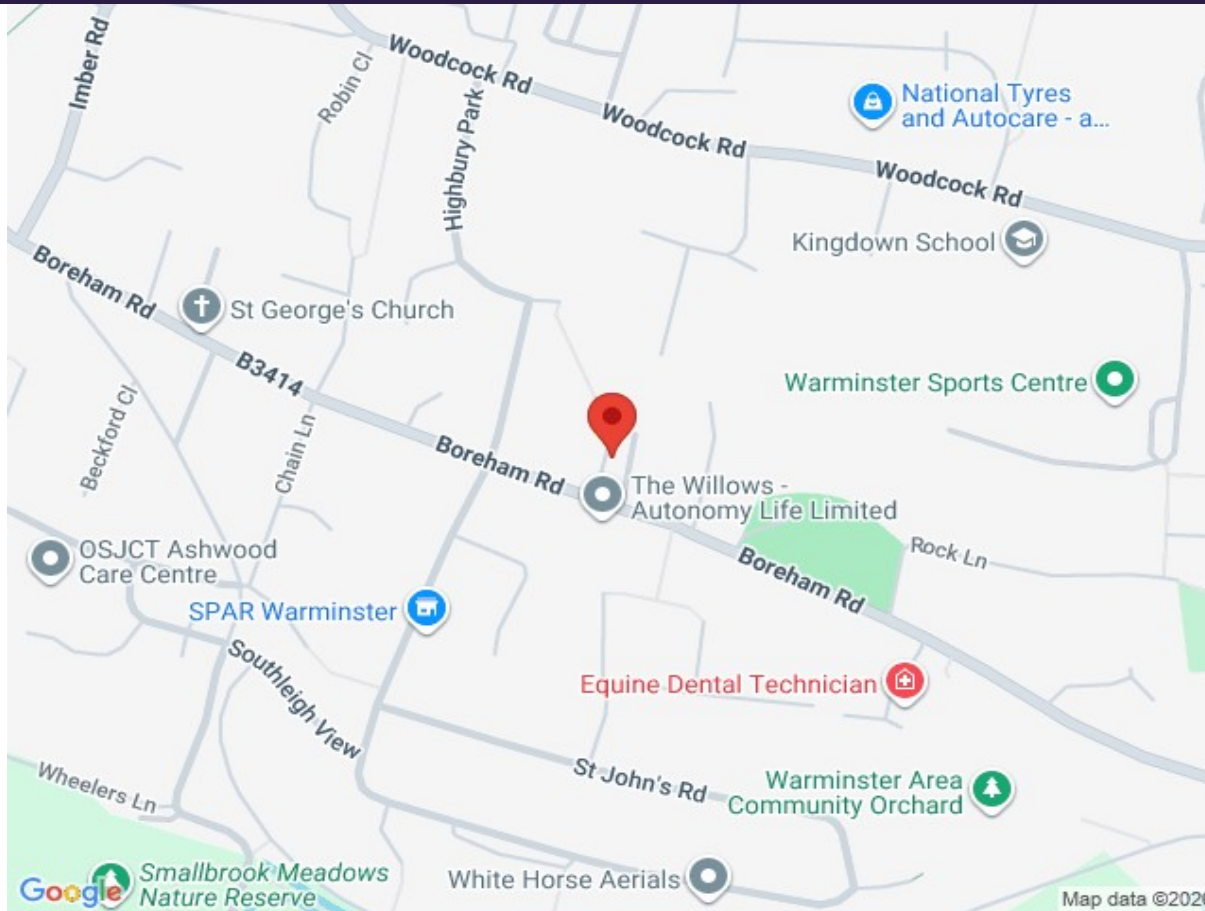


1ST FLOOR  
361 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA : 827 sq.ft. (76.8 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

