

**TOWN & COUNTRY**  
ESTATES



**St. Georges Close, Warminster, Wiltshire BA12 9ES**

**£220,000**

## Location

Situated in a pleasant residential corner on the eastern edge of town, this property is ideally located near St George's Catholic Primary School. It is also within easy, level walking distance of Kingdown Community College and its adjoining sports complex. Regular bus services along nearby Woodcock Road provide convenient access to the town centre, just a mile away, where excellent shopping facilities can be found.

## Description

A spacious & well presented two double bedroom end-of-terrace home, offering an excellent opportunity for a first-time purchase, downsize or buy-to-let investment. The ground floor of the property comprises an entrance porch, hall, living room, dining room and fitted kitchen. The two sizeable bedrooms and bathroom occupy the second floor. Further benefits include gas central heating, uPVC double glazing, front garden, a low maintenance rear garden and a C rated energy assessment.

## Entrance Porch

You enter through a UPVC double glazed front door, into the porch, there is storage space for coats and shoes and a door leading into the entrance hall.

## Entrance Hall

The welcoming and large entrance hall has doors to the living room, the dining room and stairs to the first floor, there is a radiator and well maintained laminate flooring.

## Living Room

The well sized living room has a large UPVC double glazed window to the front, there is an attractive electric fireplace with feature surround and a radiator.

## Kitchen

The well designed kitchen has a UPVC double glazed window overlooking the rear garden, There is a range of matching wall and base units with ample work surfaces, a one a half bowl stainless steel sink, with stainless steel mixer tap over. The kitchen benefits from an intergral Indesit over, gas hob and extractor over, there is space and plumbing for a washing machine and space for a fridge freezer.

## Dining room

The useful additional dining area (currently being used as a work from home space) has a UPVC double glazed door leading to the rear garden and a radiator.

## First Floor Landing

The first floor landing offers access to both bedrooms, the bathroom and access to the loft via a hatch in the ceiling.



### Bedroom One

The large main bedroom has a UPVC double glazed window to the rear, a storage cupboard and a radiator.

### Bedroom Two

The second large double bedroom has a UPVC double glazed window to the front, two built in storage cupboards and a radiator.

### Bathroom

The bathroom has an obscure glass UPVC double glazed window to the rear, a P shaped paneled bath with a glass shower screen and a Mira electric shower over, there is a pedestal wash basin, and close coupled WC.

### External

#### Front

the front garden is mainly laid to decorative gravel with a concrete path leading to the front door, the garden is enclosed by decorative shrubs and a wooden front gate.

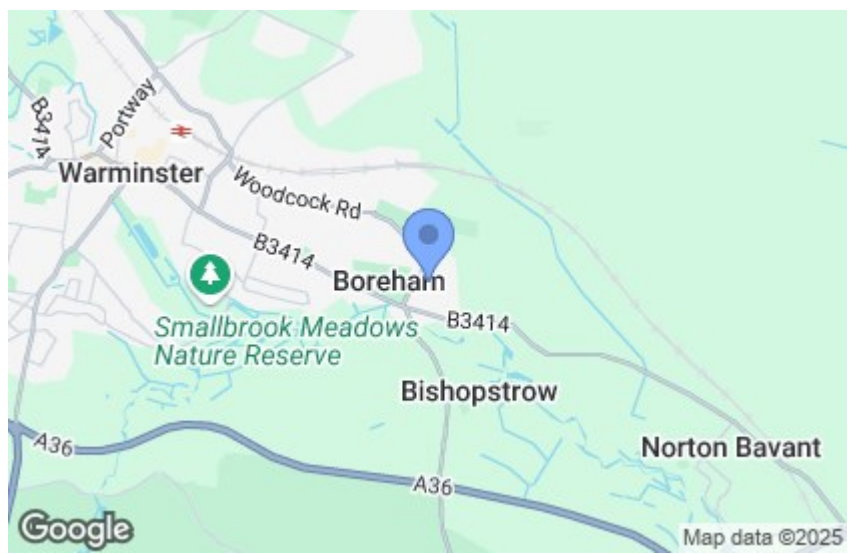
#### Rear

The low maintenance rear garden offers a blank canvas for development it is enclosed by a wooden fence and has rear access.

### Additional Information

COUNCIL TAX BAND - B

EPC - C



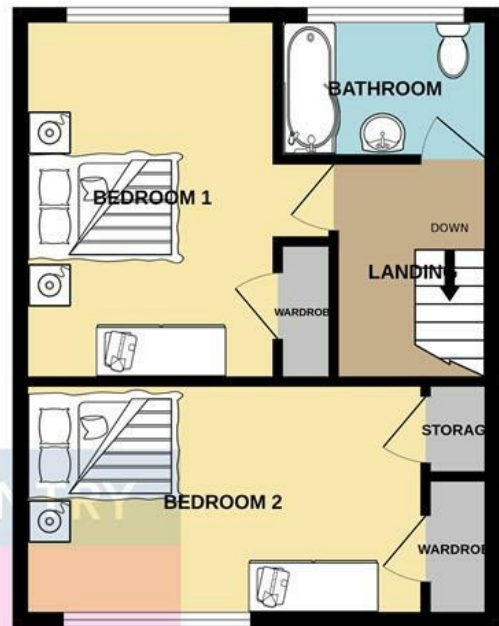




GROUND FLOOR  
435 sq.ft. (40.4 sq.m.) approx.



1ST FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 844 sq.ft. (78.4 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 purchasers. 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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