

TOWN&COUNTRY
ESTATES



2 Newport Gardens, Warminster, Wiltshire, BA12 8FU

£275,000

DESCRIPTION

The ground floor comprises a welcoming entrance hallway, a spacious lounge with French doors opening onto the paved patio, a convenient cloakroom, and a contemporary kitchen/breakfast room, also featuring French doors providing direct access to the rear garden.

The first floor offers a master bedroom with ensuite, second double bedroom, single bedroom and a modern family bathroom.

Externally, the property benefits from an enclosed rear garden with a paved patio, ideal for outdoor dining and entertaining, along with side access to the front of the property. Additional features include uPVC double glazing, gas central heating and an excellent EPC rating of B.

ENTRANCE HALL

LOUNGE

14'5" x 11'1"

KITCHEN/BREAKFAST ROOM

14'5" x 12'1" max

CLOAKROOM

BEDROOM ONE

10'9" x 8'6"

ENSUITE

BEDROOM TWO

10'5" x 7'2"

BEDROOM THREE

7'6" x 7'2"

FAMILY BATHROOM

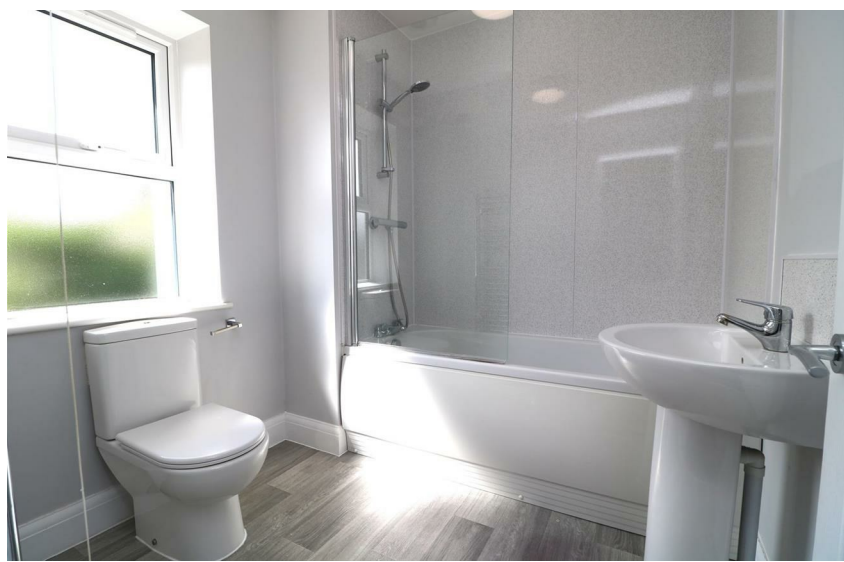
ENCLOSED REAR GARDEN

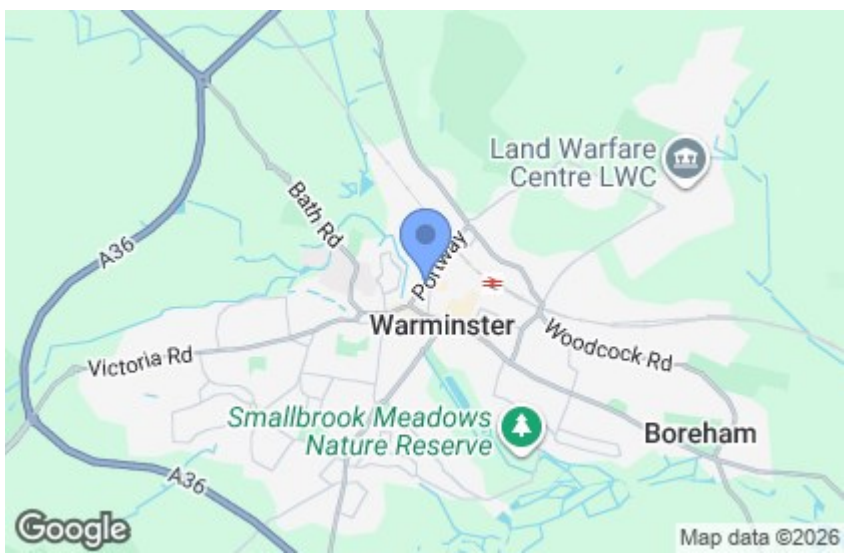
DRIVEWAY

ADDITIONAL INFORMATION

EPC Rating - B

Council Tax Band - D









GROUND FLOOR



1ST FLOOR



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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Ground Floor
386 sq.ft. (35.8 sq.m.) approx.



1st Floor
386 sq.ft. (35.8 sq.m.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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