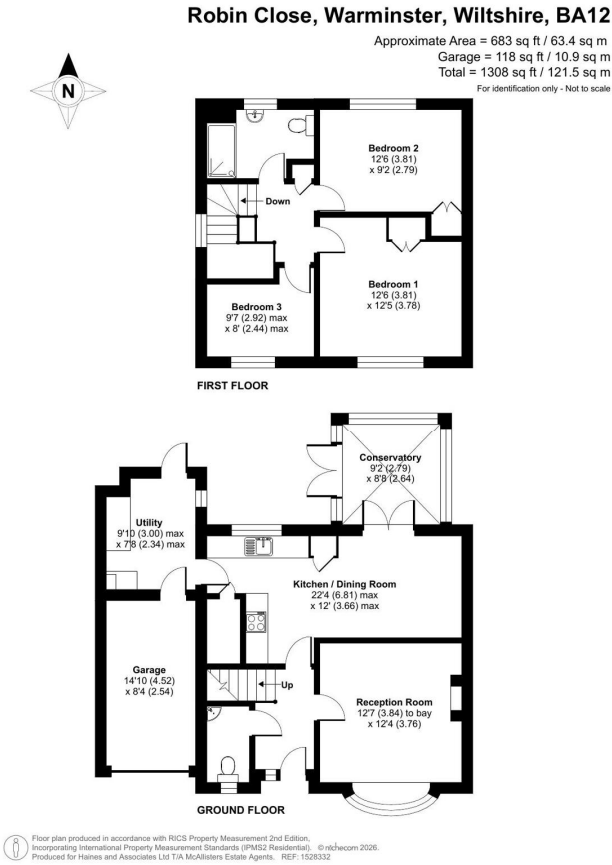




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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Directions: From the Market Place within Warminster take the East Street Road turning left into Imber Road and then right into Woodcock Road turning right again into Robins Close where the property will be found on the left hand side.

Disclaimer
Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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*** A well-presented, three bedroom detached family home situated within a small cul-de-sac * Two receptions in addition to a double glazed garden room overlooking an east facing rear garden * Extensively refurbished over the last 10 years including the replacement of the gas fired boiler, kitchen, shower room and windows with triple glazed units * Parking for up to three cars in addition to a single garage**

Situation: The property lies on the eastern side of the town a short distance from the New Close Primary School, Kingsdown Comprehensive School, and St. Georges Catholic Primary School. A level quarter of a walk brings you into the town centre which has a range of independent shops together with national chains including Waitrose and Morrisons. The cities of Salisbury and Bath both lie approximately 20 miles to the southeast and northwest respectively.

Description: Believed to have been built in the early 1970's this three bedroom detached chalet style property has been the subject of significant expenditure over the last 10 years including the replacement of the gas fired boiler, the kitchen with a range of fitted units and integrated appliances including a dishwasher, refrigerator, induction hob and high end fan assisted oven. All windows have been replaced with triple glazed units and several doors have been replaced, improving the overall thermal insulation of the house. To the first floor there is a modern shower room in addition to a ground floor cloakroom. A block paved driveway provides parking for up to three cars in addition to a single garage with an electronically controlled door. To the rear of the property is a mature east facing garden comprising lawn, several paved seating areas and ample space for a vegetable plot.

Accommodation: All dimensions being approximate.

Entrance Hall: With a radiator, composite front door, a staircase and half landing rising to the first floor, doors to the lounge, kitchen and:

Cloakroom: With a white suite comprising a low level WC, vanity wash basin and an obscure glazed window to the front.

Lounge: With a radiator, bay window to the front and a wood burning stove.

Kitchen/Dining Room: With a comprehensive range of wood effect fitted kitchen units comprising a porcelain one and a half bowl drainer sink with adjacent work surfaces, drawers and cupboards beneath and incorporating a full sized dishwasher, integrated fridge, fan assisted electric oven and a four ring induction hob with a cooker hood and adjacent eye level cupboard units. A generously sized understairs larder cupboard, window to the rear and access through to the dining area with two radiators and access through to the:

Garden Room: Of double glazed construction upon low brick walls and with a French

- **ENTRANCE HALL, CLOAKROOM, LOUNGE,**
- **KITCHEN/DINING ROOM WITH A RANGE OF FITTED UNITS AND INTEGRATED APPLIANCES, UTILITY ROOM,**
- **FIRST FLOOR, LANDING, THREE BEDROOMS,**
- **SHOWER ROOM, PARKING, GARAGE AND GARDENS**

door onto the garden.

Utility Room: With a window to the side, glazed door to the rear garden, base cupboard units incorporating space and plumbing for a washing machine and tumble drier. Wall mounted Worcester Bosch gas fired combination boiler supplying domestic hot water and central heating to radiators. Door to the single garage.

First Floor:

Galleried Landing: With a window to the side, linen cupboard with a radiator and doors to:

Shower Room: With a good sized shower enclosure with a thermostatic shower, vanity wash basin, low level WC, chrome finish vertical towel rail/radiator and an obscure glazed window to the rear.

Bedroom 1: With a radiator, built-in double wardrobe and a large window to the front.

Bedroom 2: With a built-in double wardrobe, radiator and window to the rear.

Bedroom 3: With a radiator and window to the front.

Outside: To the front of the property is a block paved driveway for up to three cars, adjacent to which is an open plan area of garden. Wessex CCTV covers the front and rear gardens. The driveway in turn provides access to the:

Single Garage: With an electronically controlled door, power and light connected. Note: this was re-roofed and roof boards were replaced approximately five years ago.

The Rear Garden: Is a particular feature of the property and enjoys an easterly aspect. The garden comprises lawn, several paved seating areas, gated access to the front, a wooden garden shed, greenhouse and several established fruit trees.

Viewing: By appointment through the selling agents McAllisters 01373 453592

