

# Prestbury Drive

Warminster, BA12 9LF

COOPER  
AND  
TANNER



£280,000 Freehold

🛏 3 🛋 1 🚿 2 EPC D

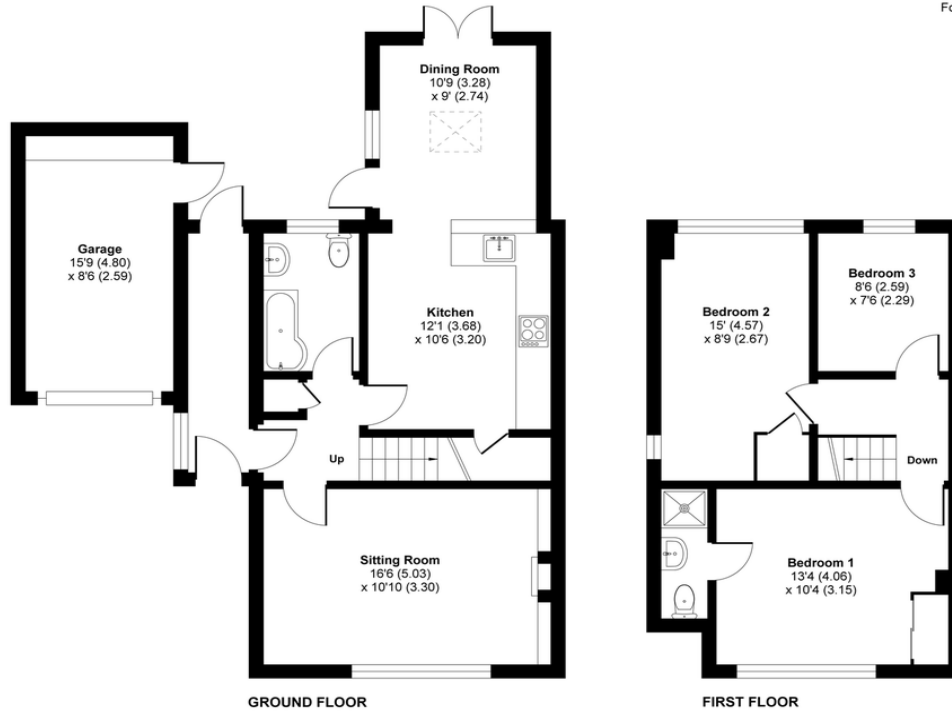
A three-bedroom semi-detached house in a very popular location. As you enter the property the living room is on the right-hand side with a large window and fantastic views over to the nature reserve. To the rear of the property is the family bathroom and kitchen with a range of wall and base units. This has also been extended to include a dining room looking out to the garden. On the first floor is three bedrooms with the master having an ensuite shower room.

To the front of the property is off road parking for several vehicles on the drive-in front of the garage. To the rear of the property is a large patio perfect for summer dining and this also gives access to the rear of the garage. On a separate tier a raised lawn leads to the large shed currently used as a workshop at the end of the garden. The garden is enclosed with wood panel fencing.

# Prestbury Drive, Warminster, BA12

Approximate Area = 1166 sq ft / 108 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricshecom 2021. Produced for Cooper and Tanner. REF: 694403



## Features

- Semi Detached House
- Three Bedroom
- Living Room
- Kitchen
- Dining Room
- Ensuite Master Bedroom
- Family Bathroom
- Driveway
- Garage
- Rear Garden

## Local Information

- Council Tax Band C
- Tenure Freehold
- EPC Rating D

## WARMINSTER OFFICE

Telephone 01985 215579

48/50 Market Place, Warminster, Wiltshire, BA12 9AN

[warminster@cooperandtanner.co.uk](mailto:warminster@cooperandtanner.co.uk)

**COOPER  
AND  
TANNER**

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

