

Grange Lane

Warminster, BA12 9EY

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AND
TANNER



£449,950 Freehold

4 2 1 EPC C

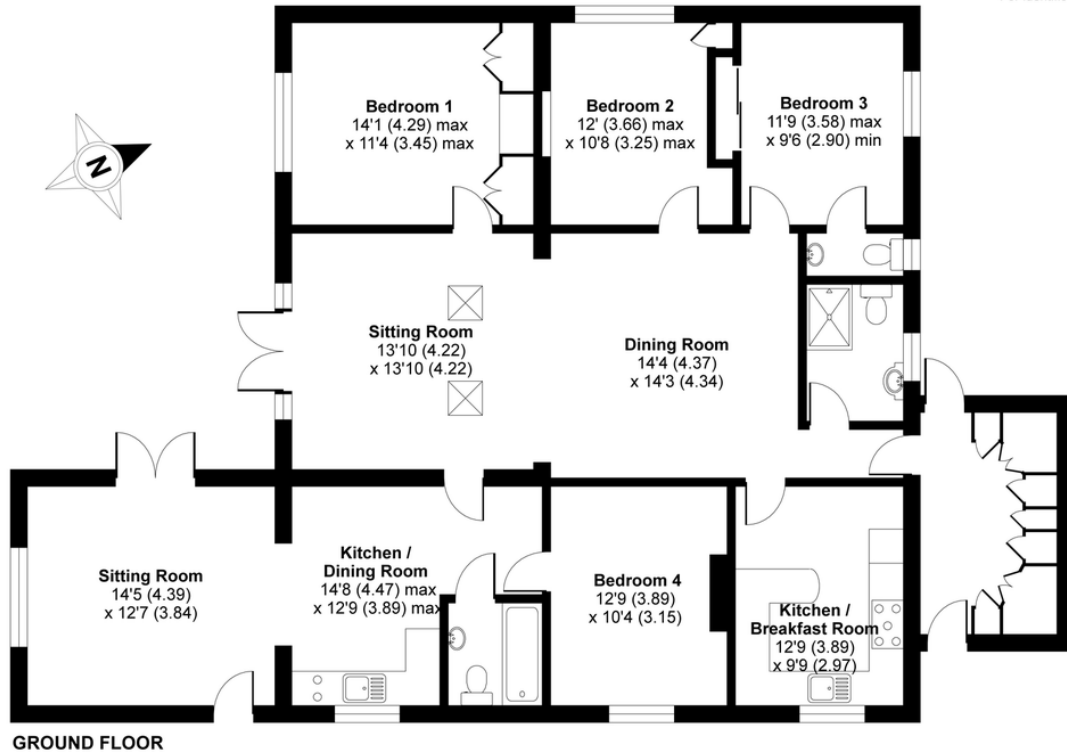
A detached three bedroom bungalow with a one bedroom annex. As you enter the property there is a large room with lots of storage, this leads into the open plan sitting room/dining room with doors leading to the garden. From here the kitchen is on the left with a range of wall and base units and a breakfast bar. On the right hand side is the family shower room. All of the bedrooms are at the back of the property all being double in size with one having a toilet and sink. The one bedroom annex can be accessed from its own front door or inside the main property. The annex offers a living room with patio doors to the garden, a kitchenette with dining area and a bathroom with shower over.

To the front of the property is off road parking for several vehicles. If you continue along Grange Lane and take the next left there is further parking and the current vendors also have vegetable patches there too. To the rear of the property is a landscaped garden with several sections of lawn and a large patio area perfect for the south facing garden.

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Approximate Area = 1749 sq ft / 162.4 sq m

For identification only - Not to scale



Features

- Detached Bungalow
- Three Bedrooms
- Open Plan Lounge/Diner
- Kitchen
- Family Bathroom
- One Bedroom Annex
- Separate Kitchen/Living Room
- Plenty of Off Road Parking
- Large rear Garden
- Planning For A Double Garage

Local Information

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

WARMINSTER OFFICE

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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.

