



Upper Marsh Road, Warminster

£300,000

Council Tax Band C Tax Price £1,866 pa



FOREST MARBLE
PROPERTY SALES & LETTINGS

Interact with the virtual reality tour and call Forest Marble 24/7 to schedule your viewing of this superbly quaint and beautifully modernised bungalow that sits just beyond the wall of Warminster's Late Georgian Christ Church. The church makes for a wonderful backdrop to the property that boasts two double bedrooms, a cosy lounge and stunning kitchen diner open plan to a second living space. The property has undergone considerable improvement works in recent years and now presents a quite unique proposition, combining period features and modern finish throughout. Scope for expansion could be feasible for a would be developer as the loft space is extensive and has potential as additional living space (subject to local planning permissions). To view the virtual reality tour please follow this link: <https://tour.giraffe360.com/uppermarshroad/>

What Our Vendors Love

Since taking on this home a few years ago our vendors have put a considerable amount of themselves into the place. It has taken on a role as part of the family, and the friendly neighbourhood is certainly going to be difficult for them to leave behind. One might instantly acknowledge the views of the nearby church, with its Georgian architecture and green surrounds, but this is combined with a convince of location and proximity to amenities that make this a great location to live. A brisk walk finds you in the town centre, while a short drive will have you enjoying Longleat Forest or Shearwater Lake. The bungalow itself is warm, cosy and inviting; whilst the quiriness of the building, with its off square angles and period charm make it something more than 'the norm'. Although our clients have opted at this point not to extend into the loft they have made the most of the flexibility of the accommodation, utilising at times up to three bedrooms and still having ample room to entertain themselves, family and friends.

- Detached Period Bungalow**
- Two to Three Bedrooms**
- Fully Modernised**
- Fantastic Location**
- Potential for Growth**
- No Onward Chain**



Rooms

Entrance and Hallway

Sitting Room

16'9" x 10'9" (5.15m x 3.32m)

Living Room

10'10" x 10'5" (3.08m x 3.20m)

Kitchen Diner

9'9" x 14'7" (3.02m x 4.48m)

Bedroom One

12'5" x 11' (3.81m x 3.35m)

Bedroom Two

11'11" x 9'3" (3.39m x 2.83m)

Bathroom

6'11" x 6'7" (1.86m x 2.04m)

Gardens

This pretty frontage features lawns to either side of the path leading to your front door. In turn, the lawns are edged by herbaceous beds and then flanked with period style wall. To the rear of the home you will find a well portioned enclosed garden that boasts a patio immediately off of the back of the house. This space is a tremendous spot that is currently home to a hot tub and can also be accessed from the side gate leading into the garden. Beyond the patio you have low maintenance gravelled and planted beds leading to a further paved seating area in front of the timber built summer house come garden store. To the very rear of the plot and accessed from the lane to the side of the property is a small patch of additional land that could be utilised as storage.

Directions

Approaching Warminster on the Deverill Road turn right into Upper Marsh Road. The property will be found shortly on your right hand side beyond the church boundary.

Agent Notes

At Forest Marble estate agents we bring together all of the latest technology and techniques available to sell or let your home; by listening to your specific requirements we will work with you so that together we can achieve the best possible price for your property. By using our unique customer guarantee we will give you access to a true 24/7 service (we are available when you are free to talk), local knowledge, experience and connections that you will find will deliver the service you finally want from your estate agent. Years of local knowledge covering Frome, Westbury, Warminster, Radstock, Midsomer Norton and all surrounding villages. We offer a full range of services including Sales, Lettings, Independent Financial Advice and conveyancing. In fact everything you need to help you move.





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