



## Minster View, Warminster

£270,000

Council Tax Band C Tax Price £2,071 pa



**FOREST MARBLE**  
PROPERTY SALES & LETTINGS

**Interact with the virtual tour and then call Forest Marble 24/7 to book your viewing on this modern family home in a central location in the Wiltshire town of Warminster. The property comprises of three bedrooms, modern bathroom upstairs and downstairs you have a lounge diner with wood burning stove, further reception room with cloakroom to the side and kitchen to the rear. The garden offers plenty of space for the family to enjoy their time together. To interact with the virtual tour please follow the link: [click here](#)**

### **Situation**

This property sits within easy walking distance of the town center of Warminster and is a short walk away from pleasant countryside strolls. Warminster town provides a wide range of shopping and leisure facilities including library, sports centre, swimming pool, schools, churches, doctors, dentists surgeries, hospital and post office. Warminster also benefits from a main line railway station with access to the South Coast and London Stations. With the Warminster bypass a short drive away this will give you quick access to Bath, Bristol and Salisbury. Local attractions include Longleat House and Safari Park, Shearwater Lake, Stourhead and Salisbury Plain.

### **Key Features**

- No Onward Chain
- Three Bedrooms
- Two Reception Rooms
- Woodburning Stove
- Rear Garden
- Walk to Town Center





## Rooms

### Entrance Hall

6'10" x 3' (1.86m x 0.91m)

### Reception

10'4" x 7'10" (3.17m x 2.16m)

### WC

4'7" x 6'11" (1.43m x 1.86m)

### Lounge / Diner

19'8" x 9'10" (6.03m x 2.77m)

### Kitchen

7'6" x 9'8" (2.32m x 2.99m)

### First Floor Landing

6'3" x 2'8" (1.92m x 0.85m)

### Bedroom

10'10" x 9'2" (3.08m x 2.80m)

### Bedroom

8'8" x 10'10" (2.68m x 3.08m)

### Bedroom

7'5" x 8'8" (2.29m x 2.68m)

### Bathroom

5'6" x 7'8" (1.71m x 2.38m)

## Garden

A pleasant rear garden with raised decking, an area of artificial lawn, storage shed and access to the side.

## Parking

Block paved driveway to the front of the property.

## Directions

Entering Warminster along Victoria road continue along into West Street and then left into Grovelands Way, turn right into Minster View and the property will be found on your right hand side.

## Agents Notes

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