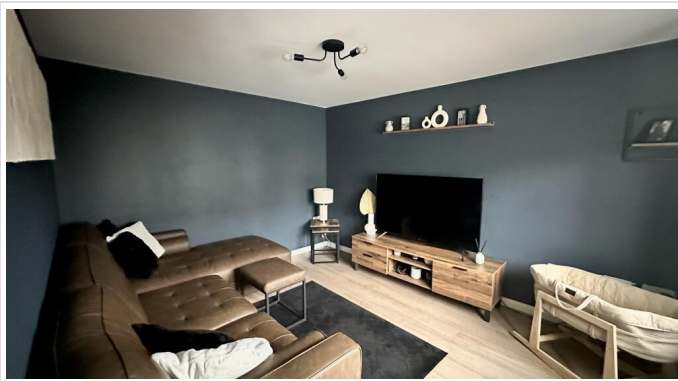


2 Bed Semi-Detached In Coward Road Mere Warminster, Wiltshire, BA12 6FA
£137,500





SHORT DESCRIPTION

Property Ref: 14203 SOUTH FACING 2 DOUBLE BEDROOM PROPERTY We are pleased to present an exceptional Semi-detached property. This wonderful residence boasts 2 spacious double bedrooms, 1 bathroom, 1 Toilet and 1 living room. Offering ample space for comfortable living. Additionally, it features a fully-fitted kitchen diner, ideal for culinary enthusiasts, along with the convenience of a double driveway, and a 12ft Summerhouse to enjoy the sunny south-facing garden. This property offers easy access to a range of local amenities and public transportation, ensuring convenience for residents. Its proximity to esteemed schools enhances its appeal, providing families with access to excellent educational opportunities. Whilst the atmospheric pub just a stones throw away offers a delightful carvery for that Sunday escape. This residence embodies the perfect blend of comfort, convenience, and quality living, making it an ideal choice for discerning individuals or families seeking a place to call home.. Property Type: Semi-detached Full selling price: £275000.00 Pricing Options: Shared ownership Tenure: Leasehold Percentage to be sold: 50% Share price: £137500.00 Monthly rent based on 50% share: £342.33 Remaining lease (In Year): 989 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £0.00 Council tax band: C EPC rating: B Measurement: Total floor area 74 square meters Outside Space: Rear Garden, Patio Parking: Driveway Heating Type: Double Glazing Possession of the property: Occupied

2

Bed Room(s)

1

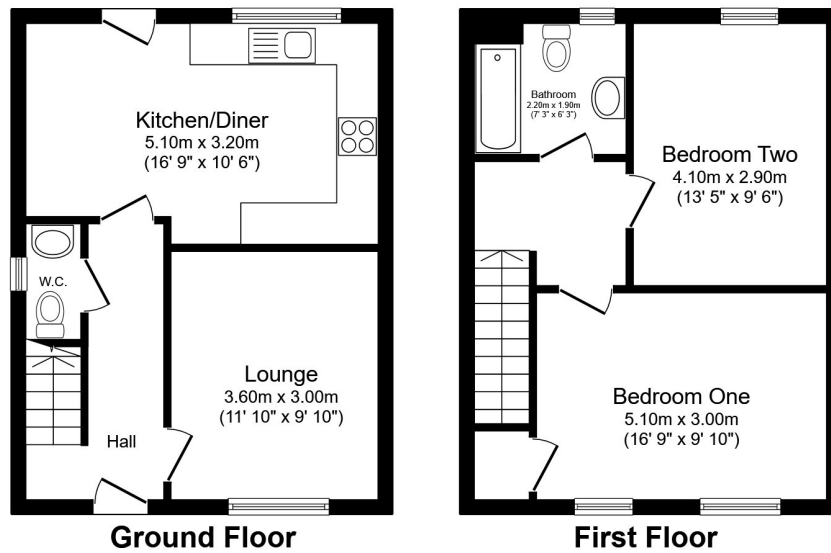
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 70.4 m² (758 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

EPC GRAPH

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All measurements are a maximum and include wardrobes and bay windows where applicable.

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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