

DAVIS & LATCHAM ESTATE AGENTS

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| Spacious Grade II Listed Gothic Victorian House | • Offers scope for updating |
| Adjacent to St John's Church | • Sitting Room & Dining Room both with woodburners |
| Kitchen | • 2 Double Bedrooms, Large Bathroom |
| Enclosed Courtyard Garden | • Gas-fired Central Heating to radiators |



95 Boreham Road, Warminster, Wiltshire, BA12 9JY

£285,000



Offering scope for updating this spacious Grade II Listed Gothic Victorian House is adjacent to St John's Church in the highly regarded Boreham Road. Entrance Hall, Sitting Room & Dining Room both with woodburners, Kitchen, First Floor Landing, 2 Double Bedrooms & Large Bathroom, Enclosed Courtyard Garden, Gas-fired Central Heating to radiators.

Accommodation

THE PROPERTY is a distinctive individual Victorian Gothic-style Grade II listed house built in 1871 which has attractive stone elevations with Ashlar stone quoins and stone mullion windows under a tiled roof and benefits from Gas-fired central heating to radiators. Number 95 was designed by the renowned Architect George Street who was also responsible for the adjacent St John's School and St John the Evangelist's C of E Church. Although now in need of updating this is a spacious property with lofty rooms and offers a unique opportunity for a new owner with vision. Ideal for someone seeking a home with character in a favoured residential area hence the agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

LOCATION

On the Eastern Fringes of Warminster close to open country and many excellent walks, and adjacent to St John's C of E Primary School rated Good by Ofsted whilst a convenience store serving everyday needs is closeby in Prestbury Drive. The bustling town centre is a level $\frac{3}{4}$ of a mile on foot and provides excellent shopping facilities - 3 supermarkets including a Waitrose store and a variety of independent shops, cafes and eateries. Other amenities include a theatre and library, hospital and clinics, a beautiful Town Park and a railway station. Rail users enjoy regular services to Salisbury and then direct to London Waterloo and to Bath with a direct line on to South Wales. Other main centres in the area including Frome, Westbury, Trowbridge, Bath and Salisbury are all within a comfortable driving distance as are the various Salisbury Plain military bases. The A36, A350 and A303 trunk routes provide swift access throughout the West Country and further afield to London via the A303/M3 whilst Bristol, Bournemouth and Southampton airports are each just over an hour by road.

ACCOMMODATION

A path leads to the heavy front door opening into Spacious Entrance Hall having radiator, chequered encaustic tiled floor and staircase to First Floor.

Spacious Dual Aspect Sitting Room 11' 11" x 11' 8" (3.63m x 3.55m) having attractive Bath stone fireplace housing woodburner creating a focal point and radiator.

Dining Room 12' 0" x 11' 0" (3.65m x 3.35m) also having attractive stone fireplace housing woodburner, radiator, cupboard housing Gas-fired Ideal combi-boiler supplying central heating and domestic hot water, ample space for dining table & chairs and door into the Kitchen.

Kitchen 11' 1" x 9' 2" (3.38m x 2.79m) with basic units including sink unit with cupboard under and plumbing for washing machine, further worktop, drawers and cupboards, point for electric cooker, radiator, pantry, tiled flooring and door to Courtyard Garden.

Spacious First Floor Landing having radiator, temperature thermostat and hatch to loft.

Bedroom One 11' 11" x 11' 6" (3.63m x 3.50m) having original Victorian fireplace, radiator and exposed structural timberwork.

Bedroom Two 12' 0" x 9' 1" (3.65m x 2.77m) also having original Victorian fireplace, radiator and exposed structural timberwork.

Spacious Bathroom 11' 11" x 11' 1" (3.63m x 3.38m) having White suite comprising curved corner shower enclosure with thermostatic controls, feature freestanding bath with hand/shower taps, pedestal hand basin and low level W.C. complementary tiling, designer towel radiator and heated towel rail, recessed lighting and exposed structural timberwork.

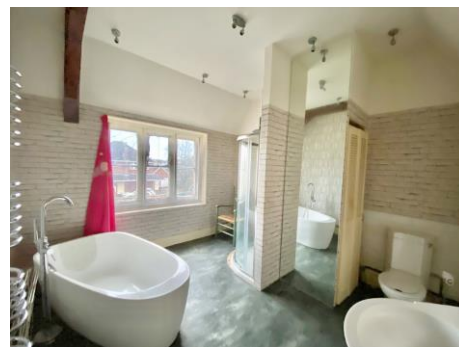
OUTSIDE

Private Courtyard-Style Garden enclosed by high walling and mainly paved with a useful store, a blank canvas offering scope to become a feature. A handgate leads to the front of the property where there are areas of Garden awaiting cultivation, set behind walling which matches the house.

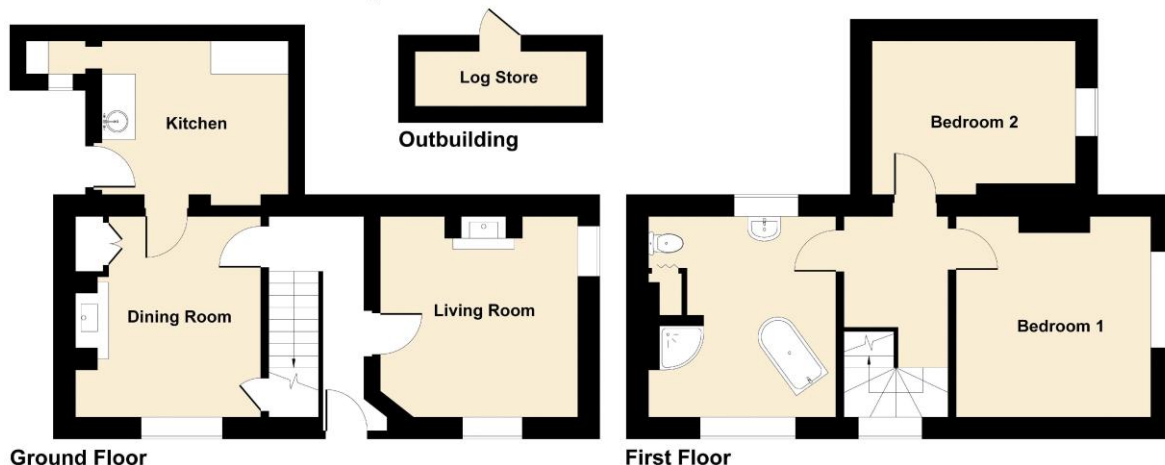
Services We understand Mains Water, Drainage, Gas and Electricity are connected.

Tenure Freehold with vacant possession.

Rating Band "C"



Approximate Gross Internal Area
Total = 93 sq m (1004 sq ft)
Main House = 90 sq m (971 sq ft)
Outbuilding = 3 sq m (33) sq ft



VIEWING

By prior appointment through
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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.