

Eagle Road, WARMINSTERBA12 8GB



welcome to

Eagle Road, WARMINSTER

SSTC

Eagle Road is a lovely home offering two double bedrooms both benefiting from en-suite facilities. This home also offers a downstairs toilet, allocated parking for two and gorgeous garden to the rear.





SSTC

This beautifully presented two-bedroom home offers modern comfort and convenience, starting with two allocated parking spaces to the front. Step inside to a welcoming entrance hall with a cloakroom toilet, leading to a spacious living room ideal for relaxing or entertaining. The family kitchen/diner provides ample space for cooking and dining, with direct access to the enclosed rear garden, perfect for outdoor enjoyment.

Upstairs, the landing connects to two generously sized double bedrooms, each with its own private en-suite for ultimate comfort, one featuring a bathroom and the other a stylish shower room. This thoughtfully designed home combines practicality with contemporary living, making it an excellent choice for professionals, couples, or small families.

Warminster is a vibrant market town in Wiltshire, celebrated for its rich heritage and stunning natural surroundings. Nestled near the edge of the Cranborne Chase and close to the famous Longleat Estate and Safari Park, the town offers a perfect balance of countryside charm and modern convenience. Residents enjoy a wide range of local amenities including independent shops, cafes, restaurants, and excellent schools, as well as leisure facilities and beautiful parks. With strong transport links via road and rail to Bath, Salisbury, and Bristol, Warminster is an ideal location for commuters and families alike, offering a peaceful lifestyle with easy access to major cities.

Ground Floor

Entrance Hall

Cloakroom

Living Room

Kitchen/ Diner

First Floor

Landing

Master Bedroom

Master En-Suite Bathroom

Bedroom Two

En-Suite Shower Room

Outside

Rear Garden

Parking











welcome to

Eagle Road

- SSTC Two Bedroom House
- SSTC Two Double Bedrooms
- SSTC Two Allocated Parking Spaces
- SSTC Enclosed Rear Garden

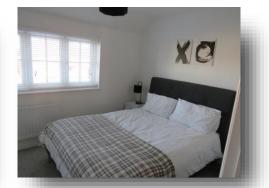
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Tenure: Freehold EPC Rating: B Council Tax Band: B

offers in excess of

£260,000







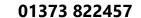


Please note the marker reflects the postcode not the actual property

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Property Ref: WST107950 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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