

Eagle Road

Warminster, BA12 8GB

COOPER
AND
TANNER



£265,000 Freehold

A rare opportunity to acquire this exceptional two bedroom mid terrace house set in the popular Red row development and is the 'Ledbury' design. It is located opposite a green and has countryside walks right on the doorstep. This house is immaculate throughout and is a good size throughout. It Boasts two double bedrooms both with en-suites! There is a private enclosed garden at the rear and two allocated parking spaces at the front of the house. Early viewing is highly recommended.

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DESCRIPTION

A rare opportunity to acquire this exceptional two bedroom mid terrace house set in the popular Red row development and is the 'Ledbury' design. It is located opposite a green and has countryside walks right on the doorstep. This house is immaculate throughout and is a good size throughout. It Boasts two double bedrooms with two en-suites ! There is a private enclosed garden at the rear and two allocated parking spaces at the front of the house. Early viewing is highly recommended. The accommodation comprises an entrance hall with a door to the downstairs cloakroom. You then go through into the Sitting Room which is a good size and has the stairs rising to the first floor. At the back of the property you will find the kitchen/breakfast room with ample space for a dining room table at one end and French doors that open into the rear garden. The Kitchen offers a full range of fitted cupboards with work surface over. It is fitted with integrated appliances to include an upgraded double oven a dishwasher and a washer/dryer. Upstairs the property offers two double bedrooms with the master having an en-suite shower room and built in wardrobes. In the second bedroom there is also an en suite shower room. There is a good sized bathroom. This property was purchased from new with many upgrades.

OUTSIDE

At the front of the property there are two parking spaces side by side. At the side there is a shared pathway leading to a side gate giving access to the back. The rear garden is privately enclosed. There is a patio which has been extended and is enclosed by a dwarf wall. Steps lead up to a lawned garden, raised borders to one side and a garden shed at the top.

COUNCIL TAX

Band ' B '

LOCATION

The historic market town of Warminster offers a wide range of shopping and leisure facilities to include library, sports centre, Snap gym, swimming pool, pre/ primary / secondary / private schools, churches, doctors' and dentists' surgeries, hospital, and post office. Warminster also benefits from a main line railway station to London Waterloo whilst the nearby A303 provides excellent road links to London to the east and Exeter to the west. Local attractions include Longleat House and Safari Park, Shearwater Lake, Stourhead and Salisbury Plain. Warminster train station has connections to Bath/ Bristol / Bradford on Avon / Westbury/ Paddington /Reading. Junction 18 / M4 is 18 miles (29km) The A361 connects to Swindon to the north-east and Barnstaple to the south-west, while the north south A350 primary route to Poole runs close to the town. Bristol Airport which is 30 miles (48 km) west. Bath and Salisbury are about 20 miles away. The A303 is about 10 miles to the south.



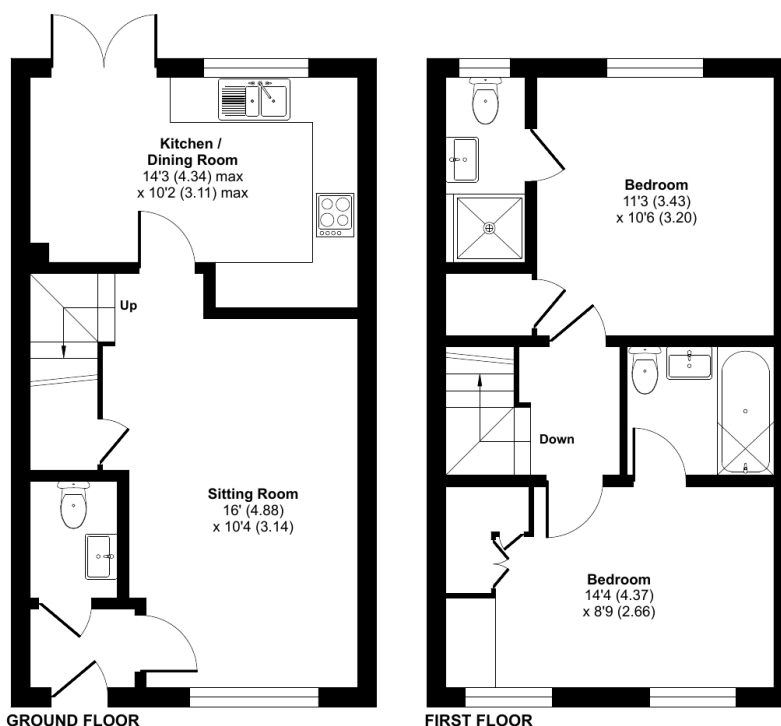




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Approximate Area = 754 sq ft / 70 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Cooper and Tanner. REF: 1332359

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