



Broxburn Road, Warminster, BA12 8EX

£270,000



Interact with the virtual reality tour before calling Forest Marble 24/7 to arrange your viewing of this not to be missed two bedroom bungalow. The living accommodation is beautifully well presented and offers the opportunity to move in to, and begin living in, this home without the requirement for modernisation or updating beyond personal preference for decor or styling. The two double bedrooms provide ample sleeping space for you and additional guests, while the light living spaces are roomy and fresh feeling. The plot allows for garden space to front and rear, and keen gardeners will be particularly well catered for by the well proportioned south facing rear garden. To view the virtual reality tour please follow this link:

<https://premium.giraffe360.com/forestmarble/broxburnroad/>

## Situation

This property sits within a reasonable walking distance of the town centre of Warminster and is a short walk away from a choice of convenience stores and local schools. 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 A36 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, Cley Hill, Stourhead and Salisbury Plain.

## Rooms

### Entrance Porch and Hallway

As you approach the property from the front driveway you enter the porch, with room for hanging coats, before carrying on through into the hallway. From here you have access to the living room, kitchen and out to the rear garden.

### Sitting Room

This perfectly proportioned sitting and living room has a warm and inviting feel to it. A large window to the front aspect allows a view over the front garden and the electric fireplace provides a focal point to the room. 13'8" x 12'3" (4.21m x 3.75m) (max)

### Kitchen

A very clean and very well kept fitted kitchen, benefitting from high, low and full length storage units. The space is beautifully lit courtesy of the southerly facing aspect that allows light in throughout the day and really opens up the room. The kitchen could easily be adapted to accommodate a breakfast table, or even potentially opened up to create a larger kitchen diner style room. 8'9" x 9'10" (2.71m x 2.77m)

### Bedroom One

A generously sized double bedroom with views over the front garden.  
9'3" x 12'6" (2.83m x 3.84m)

### Bedroom Two

A second double bedroom of similar proportion to bedroom one. Views over the rear garden.  
9'3" x 13'10" (2.83m x 4.11m)

### Bathroom

A recently installed modern bathroom suite briefly comprising of walk-in shower cubicle, low level WC and wash hand basin. The room also benefits from chrome heated towel rail.  
6'11" x 5'5" (1.86m x 1.68m)



### Rear Garden

A perfect garden for this style of home. The garden is level, south facing and can be as high or low maintenance as the new owner may wish it. There is a variety of areas to enjoy, some gravelled, some growing beds and a variety of established shrubs, trees and bushes. You will also enjoy the patio seating space from where you will be able to enjoy morning coffee, sunny afternoons or evening drinks.

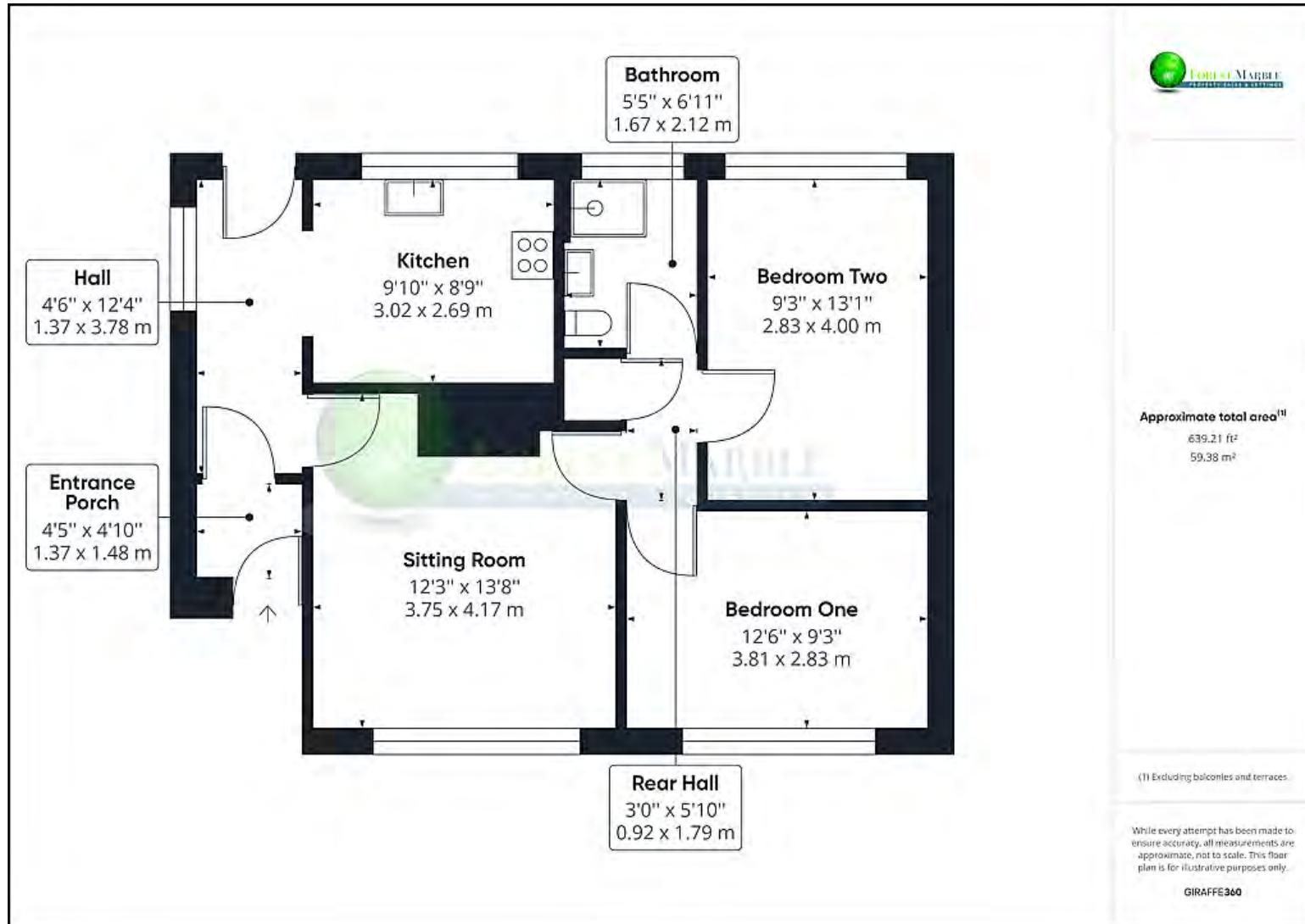
### Front Garden

A well maintained frontage, with lawn surrounded by herbaceous beds. The garden gives privacy and the natural barrier it creates brings the living accommodation away from the pavement and passing foot traffic.

### Garage and Parking

Immediately outside of the property you have driveway parking for two vehicles leading to a single garage. The garage has an up and over door to the front as well as pedestrian access into the garden and benefits from power and lighting.





### Forest Marble Ltd

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| Energy Efficiency Rating                    |   | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs |   |         |           |
| (92-100)                                    | A |         | 87        |
| (81-91)                                     | B |         |           |
| (69-80)                                     | C |         |           |
| (55-68)                                     | D |         | 58        |
| (39-54)                                     | E |         |           |
| (21-38)                                     | F |         |           |
| (1-20)                                      | G |         |           |
| Not energy efficient - higher running costs |   |         |           |
| England, Scotland & Wales                   |   |         |           |
| EU Directive 2002/91/EC                     |   |         |           |