

for sale

£400,000



Richardson Close, WARWICK, CV34 5HD.

FOUR BEDROOM FAMILY HOME in the popular area of Woodloes. The property presents an opportunity be modernised into the home of your dreams. Richardson Close is well located for good schooling, making it an ideal family home. Must be viewed to be appreciated, CALL us before it's too late!



Richardson Close WARWICK CV34 5HD

Entrance Porch

Door to front and laminate flooring.

Entrance Hall

Door to front, laminate flooring, ceiling rose, understairs cupboard and radiator.

Cloakroom

Double glazed window to side, wash hand basin, WC, tiling to splashback and laminate flooring.

Lounge - Open To

14' x 13' (4.27m x 3.96m)

Double glazed window to front, fire place with electric fire, telephone and television points, carpeted flooring, ceiling rose and radiator.

Dining Room

12' x 11' (3.66m x 3.35m)

Double glazed patio doors, carpeted flooring, ceiling rose and radiator.



Kitchen

12' x 9' max (3.66m x 2.74m max)

Fitted with a range of wall and base units with work surface over, stainless steel one and a half bowl sink and drainer, tiling to splashback, gas oven, gas hob with cooker hood over, space and plumbing for washing machine, space for fridge freezer, central heating boiler, ceramic tiled flooring, spot lights, radiator, door to conservatory and double glazed window to side.

Conservatory

17' x 9' max to recess (5.18m x 2.74m max to recess)

UPVC construction, double glazed window to rear, laminate flooring and ceiling rose.

First Floor

Landing

Stairs from hallway, double glazed window to side, airing cupboard, loft access, carpeted flooring, ceiling rose.

Bedroom One

13' x 10' (3.96m x 3.05m)

Double glazed window to front, fitted wardrobes, carpeted flooring, spot lights, ceiling rose and radiator.

Bedroom Two

10' x 10' (3.05m x 3.05m)

Double glazed window to rear, built in wardrobes, carpeted flooring, ceiling rose and radiator.

Bedroom Three

7' x 9' (2.13m x 2.74m)

Double glazed window to rear, carpeted flooring, ceiling rose and radiator.

Bedroom Four

10' x 9' max to wardrobe (3.05m x 2.74m max to wardrobe)

Double glazed window to front, built in wardrobe, carpeted flooring and radiator.

Bathroom

Double glazed window to side, bath with mixer taps with overhead electric shower, wash hand basin, WC, vinyl flooring and radiator.

Outside

Front

Part laid to lawn with shrubs, driveway with block paving.

Rear Garden

Private and enclosed rear garden mainly laid to lawn with seating area, mature trees and shrubs and access to front.

Garage

16' x 9' max (4.88m x 2.74m max)

Up and over door with power and light. Double glazed window to rear and door.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01926 403308
E warwick@connells.co.uk

14 High Street
 WARWICK CV34 4AP

Property Ref: WAR105250 - 0006

Tenure: Freehold

EPC Rating: C

view this property online connells.co.uk/Property/WAR105250



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk