

for sale

£400,000



Boleyn Close, WARWICK, CV34 6LP.

A THREE bedroom, LINK-DETACHED property situated in a cul-de-sac location off the MYTON ROAD. This location is convenient for access to both Leamington Spa and Warwick town centres. Walking distance to St Nicholas park and within a excellent catchment for Warwick and Myton schools. VIEWING ADVISED.



Boleyn Close WARWICK CV34 6LP

Entrance Hall

Double glazed door to front and ceramic tiled flooring.

Cloakroom

Double glazed window to side, WC, wash hand basin, tiled splashback, loft hatch, ceramic tiled flooring and radiator.

Lounge / Dining

15' x 14' max to recess/fireplace (4.57m x 4.27m max to recess/fireplace)

Double glazed window to front, fireplace with gas fire, two wall lights, understairs storage, ceiling rose, laminate flooring, telephone point and radiator.

Dining Room

11' x 8' (3.35m x 2.44m)

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

Kitchen

11' max x 6' max (3.35m max x 1.83m max)

Fitted with a range of wall and base units with work surface over, stainless steel one and a half bowl sink and drainer, panel splashback, electric oven, electric hob with cooker hood over, integrated fridge freezer, radiator, laminate flooring, semi-flush light, door to garden and double glazed window to rear.



First Floor

Landing

Stairs from lounge, double glazed window to side, loft access, carpeted flooring and airing cupboard.

Bedroom One

14' x 8' max to recess (4.27m x 2.44m max to recess)

Double glazed window to front, built in wardrobes, television point, carpeted flooring, two ceiling roses and radiator.

Bedroom Two

10' x 8' (3.05m x 2.44m)

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

Bedroom Three

10' x 6' max to recess (3.05m x 1.83m max to recess)

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

Bathroom

Double glazed window to rear, bath with mixer taps and shower overhead, WC, wash hand basin, fully tiled, shaver point, extractor fan, towel radiator and ceramic tiled flooring.

Outside

Front

Mainly laid to lawn on one side with mature shrub and trees, driveway.

Rear

Astroturf, mature shrubs, fish pond, paving for seating, raised flowerbed.

Private, not overlooked.

Garage

18' x 8' (5.49m x 2.44m)

Up and over door with power and light, plumbing, double glazed door to rear.

Using as utility.





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

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 WARWICK CV34 4AP

Property Ref: WAR106311 - 0003

Tenure: Freehold

EPC Rating: C

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