





## Property Description

\*\*\*THREE BEDROOM END OF TERRACE HOME\*\*\* in the heart of Warwick. On the ground floor the property in brief comprises, entrance hall, light and bright dining room, modern lounge, refitted kitchen with doors leading to the enclosed rear garden and a cloakroom/utility room. The first floor comprises, primary bedroom with spotlights, a double bedroom, a single bedroom with a skylight and a modern family bathroom.

Saltisford Road is within walking distance to a range of local shops and amenities including a Sainsbury's, local pub, nail salon, a church and more. The property is also a short drive to Warwick hospital, perfect for health care professionals looking for a short commute. The location is perfect for national commuters as is only a short drive to the A46, M40 and Warwick Parkway park and ride train line for frequent visitors to London.

The property is also within 10 minutes walking distance of Warwick Town Centre and its famous Warwick Castle. Warwick is a market town which offers a great selection of High Street & independent shops as well as a wide range of restaurants, bars and coffee shops. Warwick is a lively town which hosts an annual food and drink festival, weekend markets and other local events.

## Cloakroom

Double glazed window to rear, vanity wash hand basin, WC, fully tiled to walls and floor, boiler and space for a washer dryer.

## Lounge

12' x 11' max to recess ( 3.66m x 3.35m max to recess )

Double glazed window to front, laminate flooring, understairs storage, ceiling rose and radiator.

## Dining Room

11' x 11' max to fireplace and recess ( 3.35m x 3.35m max to fireplace and recess )

Double glazed windows to side and rear, original fireplace, laminate flooring, spot lights and radiator.

## Kitchen

11' max x 7' max ( 3.35m max x 2.13m max )

Fitted with a range of wall and base units with work surface over, one and half stainless steel sink and drainer unit, tiling to splashback areas, electric oven, gas hob with cooker hood over, fully tiled, integrated fridge freezer, space and plumbing for washing machine, floor tiles, down spot lights and double glazed window to side.

## Landing

Loft access, spot lights, carpeted flooring and radiator.

## Bedroom One

12' x 12' max to recess ( 3.66m x 3.66m max to recess )

Double glazed window to front, carpeted flooring, storage, spot lights and radiator.

## Bedroom Two

8' max to recess x 7' max to recess ( 2.44m max to recess x 2.13m max to recess )

Double glazed window to rear, skylight, carpeted flooring, spot lights and radiator.

## Bedroom Three

15' x 7' max to recess ( 4.57m x 2.13m max to recess )

Double glazed window to rear, carpeted flooring, flush lights and radiator.

## Bathroom

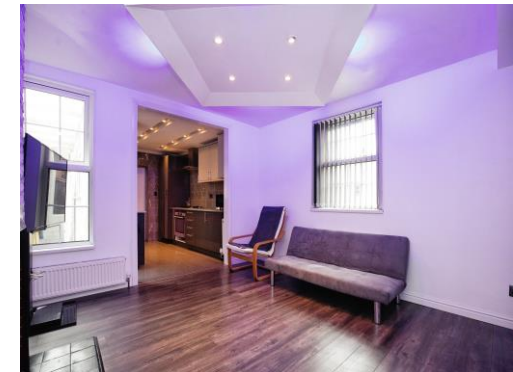
Vanity wash hand basin, WC, shower cubicle, spot lights, extractor fan and radiator.

## Approach

Gravel, porcelain tiles for access to door.

## Rear Garden

Private and enclosed low maintenance rear garden with gravel and a shed with double glazed 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

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/WAR106279](http://connells.co.uk/Property/WAR106279)**

Tenure: Freehold



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