



Connells

Austin Edwards Drive
Warwick



Property Description

An excellent opportunity to acquire this well presented, two bedroom home with no onward chain. The property in brief comprises, entrance porch, spacious lounge and a modern refitted kitchen with an integrated oven, hob and cooker hood. Upstairs there are two light and airy double bedrooms and a refitted family bathroom. The property further benefits from a rear garden, off road parking and a garage. This lovely home has recently been renovated and has new carpets throughout.

Austin Edwards Drive is well located for accessing local shops and amenities, it is only a short walk to the Tesco superstore, pubs, restaurants and more! The location is also perfect for schooling, Emscote Infant School is Ofsted rated outstanding and is only a short walk away as well as Myton School Ofsted rated good.

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 within a short 8 minute drive or less than a 25 minute walk 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. The property is also ideal for easy access into Leamington Spa and all of its shops and amenities.

Brick Built Shed To Front

Lounge

16' 4" x 11' 9" (4.98m x 3.58m)

Double glazed window to front and carpeted flooring.

Kitchen

11' 9" x 11' 4" (3.58m x 3.45m)

Fitted with a range of wall and base units with work surface over, built in electric oven, gas hob with extractor fan, space for fridge freezer and space and plumbing for washing machine, valiant boiler, door to rear and double glazed window to rear.

Landing

Carpeted flooring.

Bedroom One

12' 10" x 11' 8" (3.91m x 3.56m)

Double glazed window to front.

Bedroom Two

10' 9" x 6' 8" (3.28m x 2.03m)

Double glazed window to rear and store cupboard.

Bathroom

Wash hand basin with storage, cabinet, shower over bath, WC, part tiled walls, vinyl flooring and double glazed window to rear.

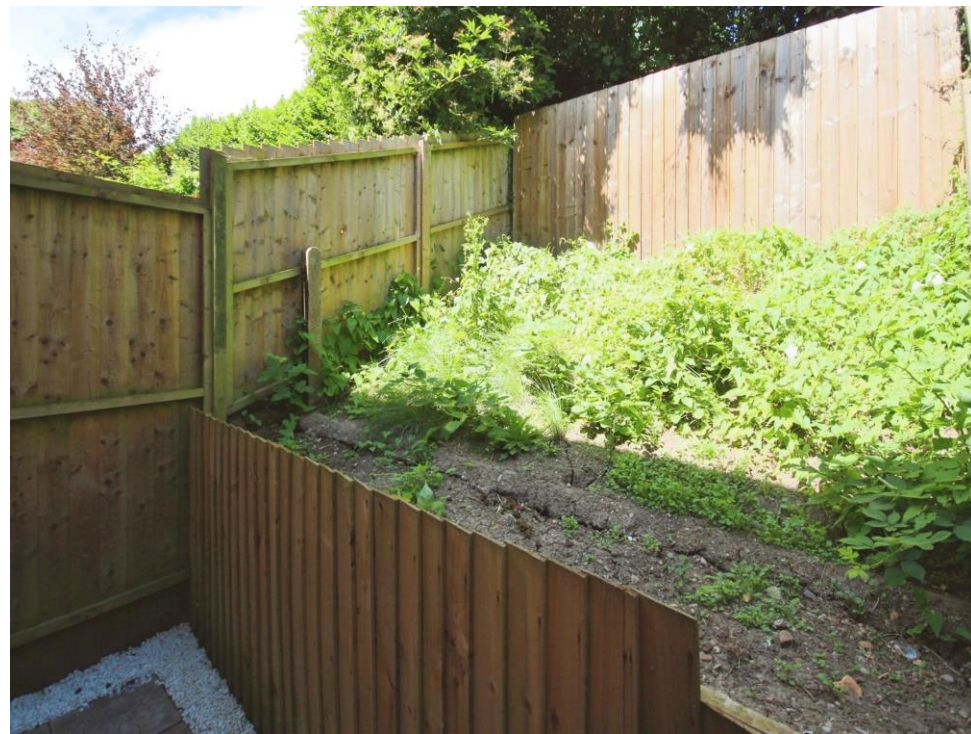
Rear Garden

Enclosed private garden with lawn and patio.

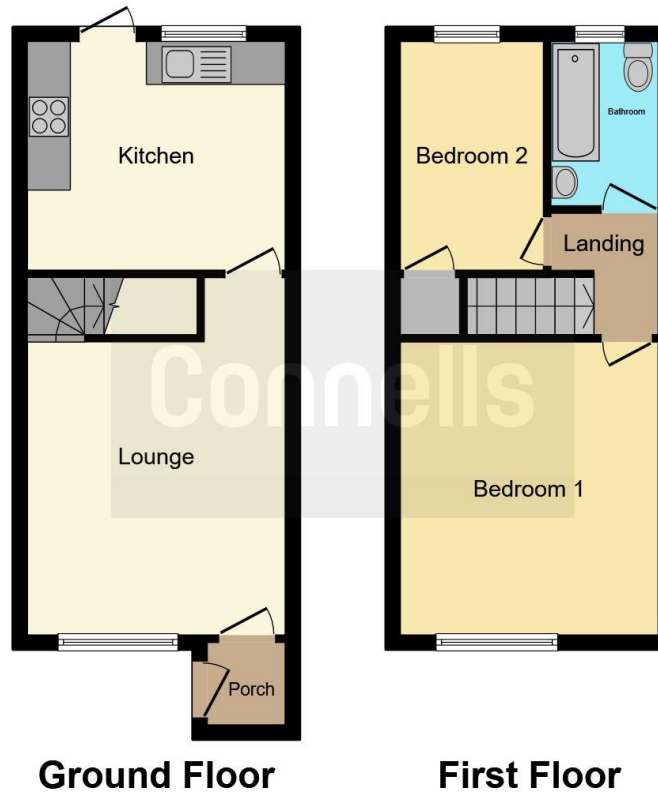
Parking

Off road parking with a garage.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D

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Tenure: Freehold



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