



Connells

Saltisford
Warwick



Property Description

On the ground floor the property in brief comprises, entrance hall, light and airy dining room, spacious lounge and a modern kitchen. On the first floor there are two double bedrooms and a four piece family bathroom. The property boasts a good size, private rear garden.

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.

Entrance Hall

Laminate flooring.

Dining Room

13' 8" x 10' 7" (4.17m x 3.23m)

Double glazed window to front, original fireplace and laminate flooring.

Lounge

12' 2" x 11' 3" (3.71m x 3.43m)

Fireplace, understairs storage and laminate flooring.

Kitchen

16' 7" x 7' 2" (5.05m x 2.18m)

Fitted with a range of wall and base units with work surface over, built in oven, hob and extractor fan, space for washing machine and fridge freezer. There is tiled flooring, door to side and two double glazed windows to the side.

Bedroom One

14' 3" x 12' (4.34m x 3.66m)

Double glazed window to front, original fireplace and carpeted flooring.

Bedroom Two

12' 3" x 8' 10" (3.73m x 2.69m)

Double glazed window to rear, original fireplace and carpeted flooring.

Bathroom

Bath, shower, WC, wash hand basin, tiled flooring, chrome towel rail and double glazed window to rear.

Rear Garden

Private mainly laid to lawn, patio, shed, outside tap and front access.

Vendors Notes

The current vendor is currently in the process of applying for planning permission. For more information please contact the branch.









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

Tenure: Freehold

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