



**Connells**

Claverdon House Emscote Road  
Warwick



### Property Description

The property in brief comprises, entrance hall, spacious lounge with plenty of light, kitchen with built in appliances, primary bedroom and a modern family bathroom. The property further benefits from secure private parking.

Claverdon House 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.

### Lounge

19' 9" x 14' 6" ( 6.02m x 4.42m )

Double glazed window to rear, carpeted flooring.

### Kitchen

Fitted with a range of wall and base units with work surface over, built in oven, hob, extractor fan, fridge freezer and washing machine. Tiled splashback, store cupboard, tiled flooring and spotlights.

## Bedroom One

9' 10" x 8' 8" ( 3.00m x 2.64m )

Double glazed window to rear and carpeted flooring.

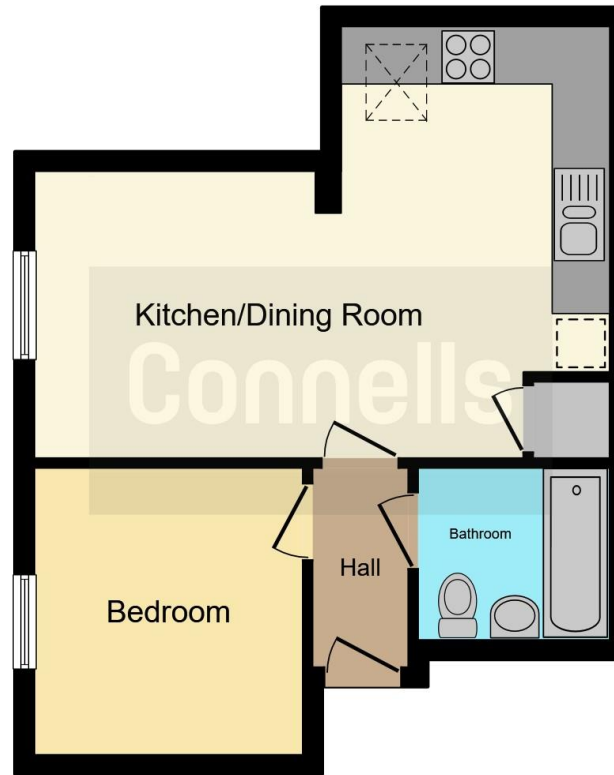
## Bathroom

Shower over the bath, WC, wash hand basin, spotlights, tiled flooring and heater.









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](http://www.focalagent.com)

To view this property please contact Connells on

**T 01926 403308**  
**E [warwick@connells.co.uk](mailto:warwick@connells.co.uk)**

14 High Street  
WARWICK CV34 4AP

**EPC Rating: C**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WAR106643](http://connells.co.uk/Property/WAR106643)**

This is a Leasehold property with details as follows; Term of Lease 124 years from 13 Aug 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.

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Property Ref: WAR106643 - 0002