



Connells

All Saints Road
Warwick



Property Description

This desirable home in brief comprises, entrance hall, spacious lounge, separate kitchen through to dining / office area , family bathroom and two good size bedrooms. Additionally, there is a balcony and residents parking.

The property is a less than 30 minute walk or 9 minute drive into the historic 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 location is perfect for travel links as it is a short drive to the M40 and Warwick Parkway station and only a short 25 minute walk or 5 minute drive to Warwick train station. It is also a 20 minute walk or 4 minute drive to Warwick hospital, perfect for health care professionals.

Lounge

17' 5" x 12' 1" max (5.31m x 3.68m max)

Double glazed window to front and side, door to side and laminate flooring. Balcony for alfresco dining.

Kitchen

9' 1" x 7' 1" (2.77m x 2.16m)

Fitted with a range of wall and base units with work surface over, space for washing machine, oven with built in cooker hood, fridge freezer, tiled splashback, laminate flooring, and double glazed window to side.

Dining / Study

8' 8" x 6' 8" (2.64m x 2.03m)

Double glazed window to side, laminate flooring.

Bedroom One

11' 5" x 8' 11" (3.48m x 2.72m)

Double glazed window to side, carpeted flooring.

Bedroom Two

8' 4" x 8' 2" (2.54m x 2.49m)

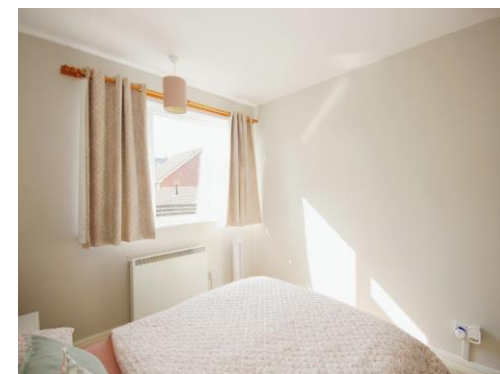
Double glazed window to side, carpeted flooring.

Bathroom

Shower over bath, WC, wash hand basin with storage, vinyl flooring, tiled splashback, store cupboard and double glazed window to side.

Balcony

Space for little table and chairs for alfresco dining.







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

To view this property please contact Connells on

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14 High Street
WARWICK CV34 4AP

EPC Rating: D

Tenure: Leasehold

view this property online connells.co.uk/Property/WAR106712

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 1961. 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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