



**Connells**

Beehive Street  
WARWICK



## Property Description

The modern home in brief comprises, light and airy entrance hall, modern kitchen with integrated oven and hob, ground floor cloakroom and a spacious lounge diner with French doors to the rear. Upstairs there are two well presented double bedrooms and a family bathroom.

This lovely home is just a stones throw away from The Shires Retail Park, being a 5 minute drive or less than 20 minute walk. There is access to other local shops and amenities nearby such as a local gym, Co-Op and nearby playgrounds.

Beehive Street is a short 5 minute drive to Warwick town centre and its famous castle as well as a less than 10 minute drive to Royal Leamington Spa. 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.

The property is a 10 minute drive to St Michael's Hospital and Warwick hospital, perfect for health care professionals looking for a short commute.

## Entrance Hall

Laminate flooring, storage cupboard and understairs storage.

## Cloakroom

Low level flush WC, wash hand basin, chrome towel warmer, spotlights and laminate flooring.

## Kitchen

11' x 7' 8" ( 3.35m x 2.34m )

Fitted with a range of wall and base units with work surface over, built in dishwasher, oven, gas hob with extractor fan over and boiler. There is space for fridge freezer and washing machine. Fitted with laminate flooring and double glazed window to front.

## Lounge

14' 3" x 15' 9" ( 4.34m x 4.80m )

Double glazed French doors to rear, double glazed window to rear and laminate flooring.

## Landing

Airing cupboard, storage cupboard, loft hatch and carpeted flooring.

## Bedroom One

10' 2" x 14' 4" ( 3.10m x 4.37m )

Window to front and carpeted flooring.

## Bedroom Two

14' 3" x 8' 5" ( 4.34m x 2.57m )

Carpeted flooring and window to rear.

## Family Bathroom

Shower over bath, low level flush WC, wash hand basin, chrome towel warmer and laminate flooring.

## Parking

Driveway to the side of the house for two vehicles.

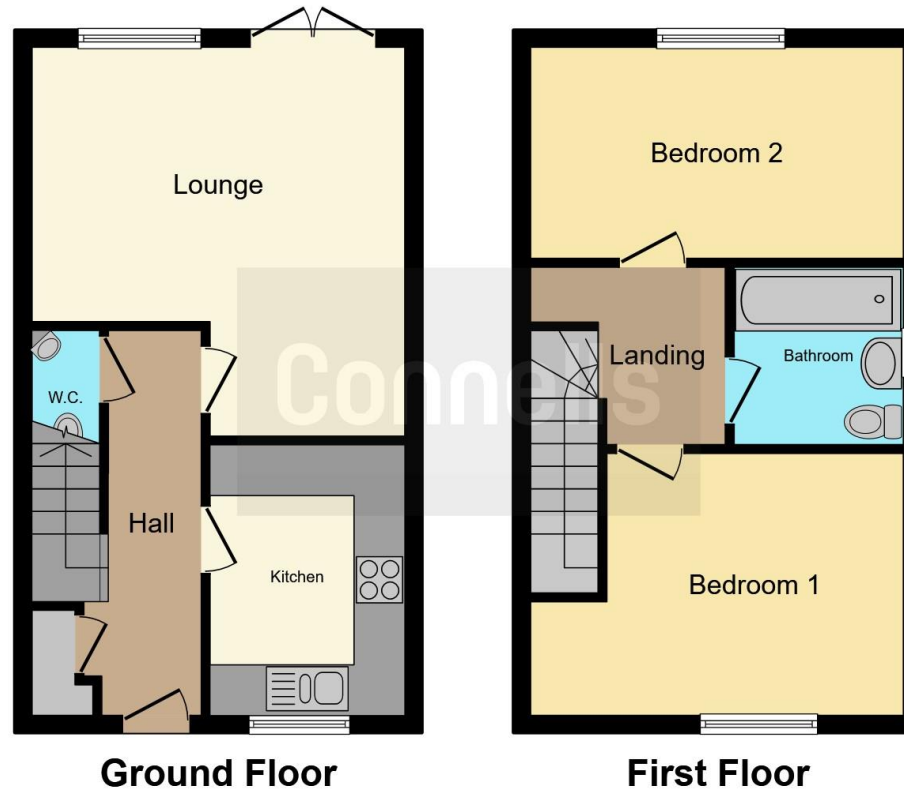
## Rear Garden

A generously sized rear garden, mainly laid to lawn with a patio area. The garden is enclosed, comes with a shed and side access.









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)

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**EPC Rating: B**

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Dec 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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