



Connells

Brittain Lane
Warwick



Property Description

This lovely home is an ideal opportunity for first time buyers. The property in brief comprises, spacious entrance hall, ground floor cloakroom, kitchen diner and a light and airy lounge with patio doors leading out into the private rear garden. On the first floor, there are two double bedrooms and a family bathroom. This modern home further benefits from off road parking.

Brittain Lane is within walking distance to the favoured Myton School as well as Warwick School, Kings High School and the outstanding Coten End Primary School. Myton Crescent offers excellent travel links including easy access to major road networks such as the A46 and M40 as well as both Warwick and Leamington Spa railway stations.

The property is within a short 5 minute drive or 27 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. It is also a less than 10 minute drive into Royal Leamington Spa and all its amenities.

Brittain Lane is also well located for commuters as is is only a short drive to the M40 and Warwick Parkway park and ride train line for frequent visitors to London.

Entrance Hall

Two store cupboards and carpeted flooring.

Cloakroom

Double glazed window to front, WC and wash hand basin.

Lounge

15' 5" x 11' 5" (4.70m x 3.48m)

Double glazed French doors to rear and carpeted flooring.

Kitchen

14' 7" x 6' 7" (4.45m x 2.01m)

Fitted with a range of wall and base units with work surface over, oven, hob, extractor fan, space and plumbing for washing machine, fridge freezer, and double glazed window to front.

Landing

Store cupboard, carpeted flooring and loft hatch.

Bedroom One

16' x 8' 9" (4.88m x 2.67m)

Double glazed window to rear and carpeted flooring.

Bedroom Two

15' 6" x 9' 3" (4.72m x 2.82m)

Two double glazed windows to front, store cupboard and carpeted flooring.

Bathroom

Double glazed window to rear, WC, wash hand basin, shower over bath and electric shower.

Rear Garden

Enclosed mainly laid to lawn garden, patio and side access.

Parking

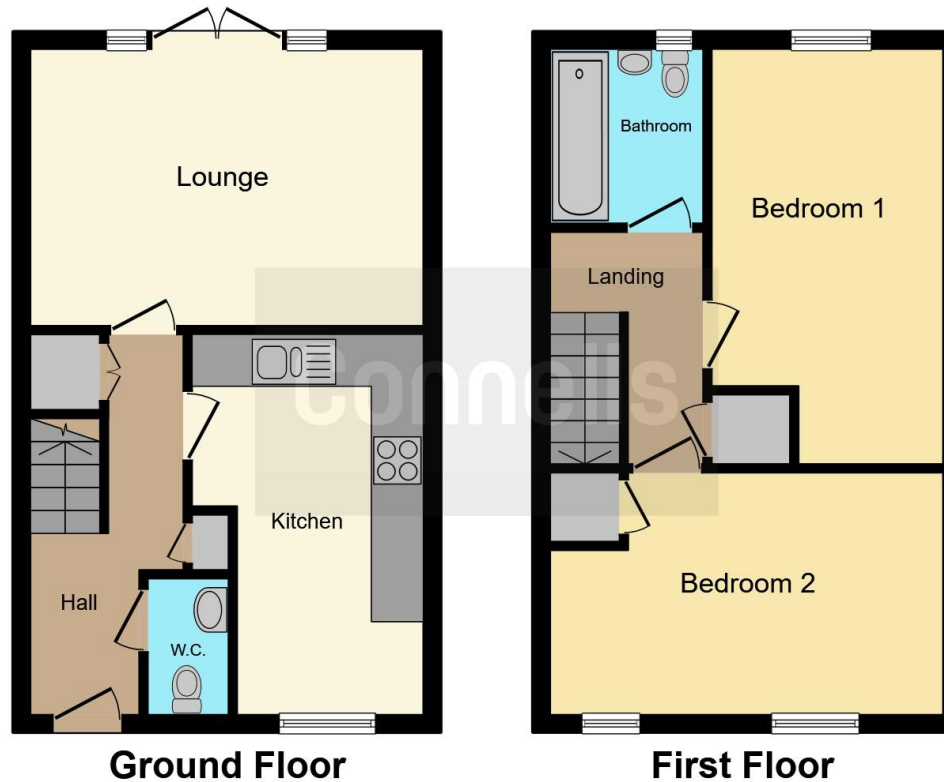
Off street parking.







When I saw you
I fell in Love
& you smiled
because you knew



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
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EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/WAR106933

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2008. 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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