



Connells

Swan Meadow
Warwick



Property Description

25% SHARED OWNERSHIP This lovely home is being sold with a 25% share, presenting a fantastic opportunity to join the property ladder and purchase your first home.

The well presented 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. The property further benefits from a generous rear garden and off road parking for multiple vehicles.

The property is a short drive or less than a 30 minute walk 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.

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.

Approach

Low maintenance frontage with fenced pebbled area and paved path leading to front door.

Entrance Hall

Cupboard with shelving downstairs.

Cloakroom

Pedestal wash hand basin, WC and radiator.

Lounge

15' 11" x 13' 6" max (4.85m x 4.11m max)

Double glazed French doors to garden with windows either side, wood style flooring.

Kitchen

11' 6" x 7' 6" (3.51m x 2.29m)

Fitted with a range of base and wall mounted units with complimentary work surfaces over, fitted with a 4 ring gas hob, under counter single oven, inset sink with mixer tap and space for fridge and washing machine. Window to the front elevation with boiler on external wall.

First Floor

Landing

Storage cupboard, loft access.

Bedroom One

16' x 11' max (4.88m x 3.35m max)

Twin windows to the front, letting in lots of natural light. Fitted radiator and light pendant.

Bedroom Two

13' 7" x 9' (4.14m x 2.74m)

Double glazed window to rear with radiator and light pendant.

Shower Room

Fitted white suite comprising of a low level w/c, pedestal hand wash number with hot and cold tap, walk in shower cubicle with chrome shower head with attachment. Obscure glazed window to rear with extractor fan.

Outside

Off road parking for multiple vehicles

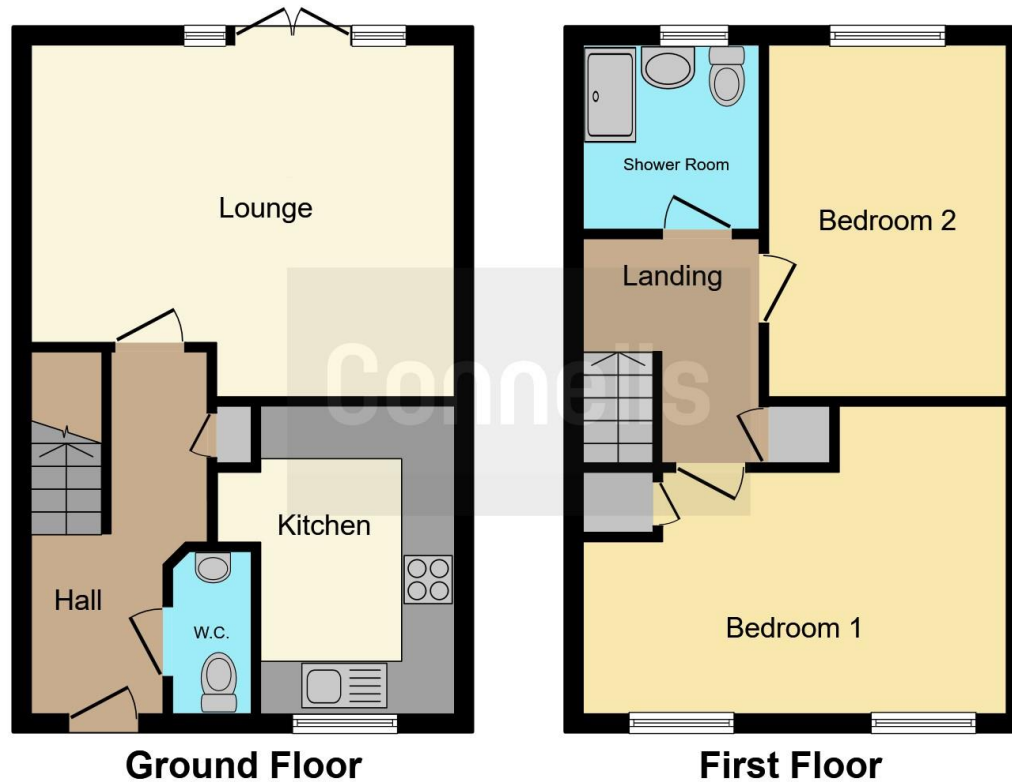
Rear Garden

Mostly laid to lawn with slate chippings to either side, patio area just by the french doors with rear access to parking area.









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/WAR106819

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Oct 2007. 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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