



Connells

Claverdon House Emscote Road
Warwick



Property Description

The entrance hall leads to a spacious open plan layout bathed in natural light, perfect for relaxing or entertaining. The kitchen is equipped with built-in appliances and counter space for seamless meal preparation. The primary bedroom offers plenty of space for storage and there is a modern white suite bathroom. There is secure, private off road parking for added convenience.

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 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.

Entrance Hall

Laminate flooring.

Lounge

10' 1" x 8' 10" (3.07m x 2.69m)

Double glazed window to side, carpeted flooring.

Kitchen Diner

14' 6" x 9' 7" (4.42m x 2.92m)

Fitted with a range of wall and base units with work surface over, spotlights, tiled flooring and splashback. There are built in appliances including; fridge freezer, oven, hob, extractor fan and washing dryer.

Primary Bedroom

9' 10" x 8' 7" (3.00m x 2.62m)

Double glazed window to side and carpeted flooring.

Bathroom

Wash hand basin, WC, shower over bath, loft access, spotlights and tiled flooring.

Parking

Allocated parking space.







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/WAR106975

This is a Leasehold property with details as follows; Term of Lease 125 years from 28 Jul 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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