



Connells

Swan Meadow
Warwick



Property Description

The well presented home in brief comprises, 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, off road parking for multiple vehicles and an en-block garage.

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.

Entrance Hall

Doors leading to all ground floor rooms.

Cloakroom

Low level flush wc and wash hand basin.

Kitchen

8' 5" x 13' 1" (2.57m x 3.99m)

A range of wall and base units.

Lounge

12' 4" x 12' 4" (3.76m x 3.76m)

Carpeted flooring and french doors to rear.

Bedroom One

12' 4" x 8' 5" (3.76m x 2.57m)

Window to rear, large built in cupboard and carpet flooring.

Bedroom Two

12' 5" x 7' 8" (3.78m x 2.34m)

Window to front and carpet flooring.

Family Bathroom

Shower over bath, low level flush wc, wash hand basin and large built in cupboard.

Rear Garden

Private and enclosed rear garden.

Garage

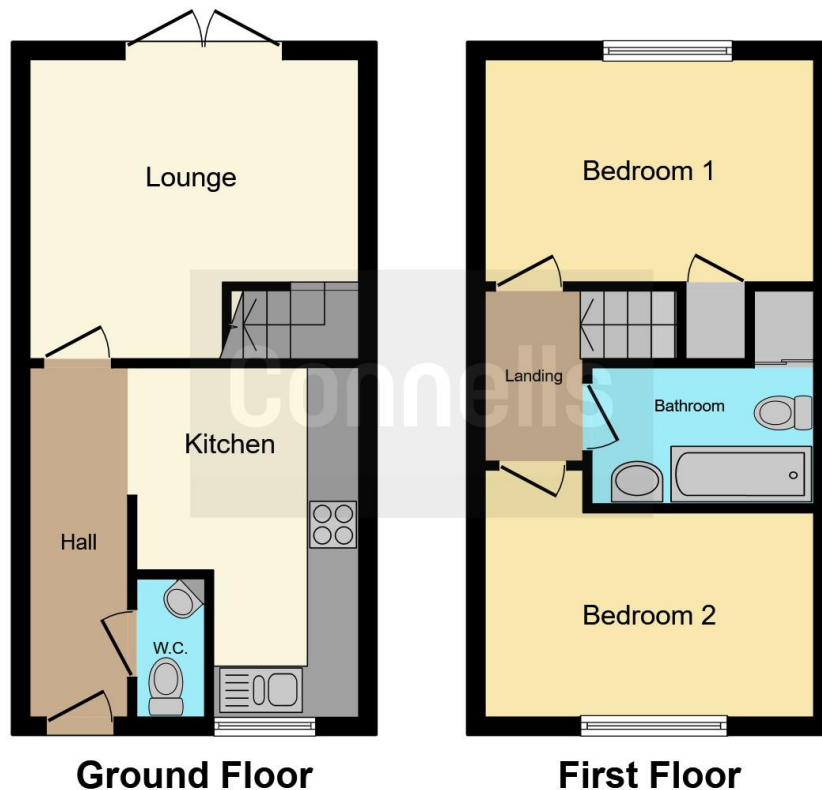
Up and over door.

Vendors Notes

The garage is a Leasehold - 999 year lease from 10.03.2008. The garage sits below a coach house on Swan Meadow.

PROPERTY IS BEING SOLD WITH ALL CARPETS, CURTAINS, BLINDS, COOKER, WASHING MACHINE AND FRIDGE.





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

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Tenure: Freehold



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Property Ref: WAR107064 - 0003