



**Connells**

Eastley Crescent  
Warwick



# Eastley Crescent Warwick CV34 5RX

for sale offers in the region of  
**£240,000**



## Property Description

This property in brief comprises of a spacious kitchen diner with integrated oven and gas hob, and a light and airy lounge with French doors to the rear. Upstairs there are two well sized double bedrooms and a spacious shower room. This lovely home further benefits from a good size rear garden, off road parking and no onward chain!

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

Pathway off Eastley Crescent with paved path up to the property with laid to lawn to front.

## Entrance Hall

Stairs rising to first floor and doors to rooms,

## Kitchen

11' 8" x 6' 7" ( 3.56m x 2.01m )

Fitted with a range of base and wall mounted units with a work surface over and a built in one and half bowl sink with drainer and mixer tap. Wall mounted boiler and window to front elevation.

## Lounge

11' 8" x 13' max ( 3.56m x 3.96m max )

Feature fireplace surround with hearth, radiator and French doors to garden;

## Bedroom One

11' 3" max x 8' 5" excluding recess ( 3.43m max x 2.57m excluding recess )

Window to front and radiator.

## Bedroom Two

9' 8" x 8' 6" ( 2.95m x 2.59m )

Window to rear and radiator.

## Bathroom

Fully tiled with walk in shower, hand wash basin and low level w/c.

## Outside

Paved patio with laid to lawn and access to rear and parking area.

## Agents Note

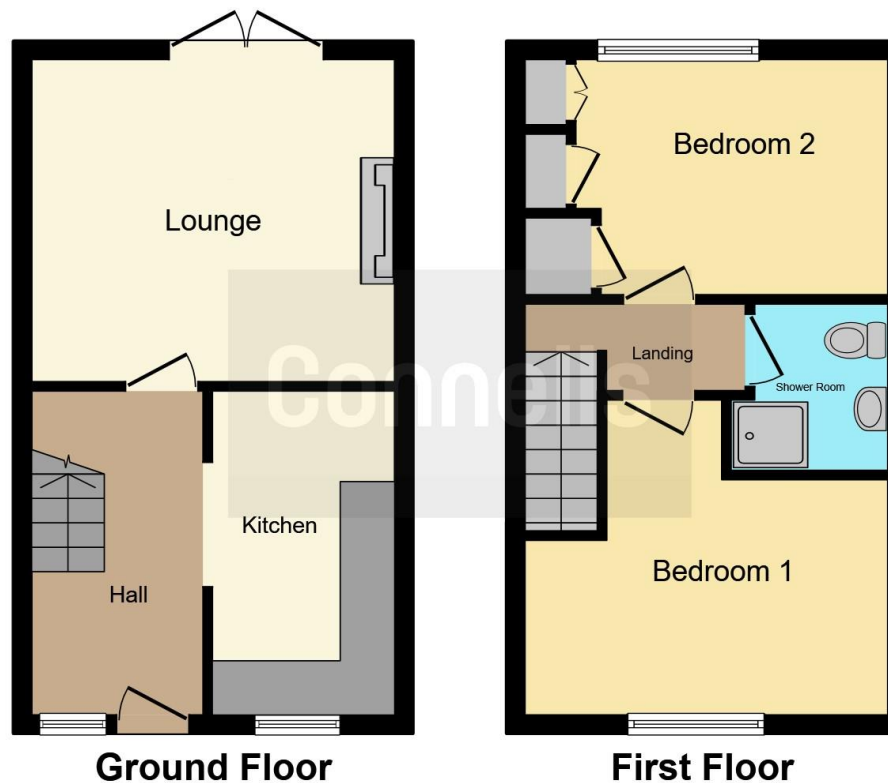
AGENTS NOTE - We are in receipt of the Letters of Administration from the Probate Office.











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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14 High Street  
 WARWICK CV34 4AP

EPC Rating: C    Council Tax  
 Band: C

Tenure: Freehold

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