



Spring Pool Warwick CV34 4UP

for sale offers over
£165,000



Property Description

This desirable home is a fantastic opportunity for any first time buyer / investor looking in the local area. The property offers an open plan, kitchen / dining / living space on the ground floor. There is a light and airy, double bedroom and a refitted bathroom on the first floor. This ideal home is also an allocated parking space and the property is being sold with no onward chain.

Spring Pool is a 15 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. Warwick is a lively town which hosts an annual food and drink festival, weekend markets and other local events.

The location is perfect for travel links as it is a short drive to the M40 and Warwick Parkway park and only a short 15 minute walk to Warwick train station. It is also a 15 minute walk to Warwick hospital and is right next to St Michaels hospital, perfect for health care professionals looking for a short commute.

Lounge Diner

15' 10" x 13' 4" (4.83m x 4.06m)

Double glazed window to front and carpeted flooring.

Kitchen

8' 9" x 5' 11" (2.67m x 1.80m)

Fitted with a range of wall and base units with work surface over, space for oven, washing machine and fridge. Store cupboard, vinyl flooring and double glazed window to front.

Bedroom One

13' 3" x 7' 10" (4.04m x 2.39m)

Double glazed window to front and side, wardrobe and carpeted flooring.

Bathroom

Shower over bath, WC, wash hand basin, vinyl flooring, store cupboard and double glazed window to rear.

Front Garden

Lawn to side with mature shrubs and brick built store to front.

Parking

Allocated parking space.

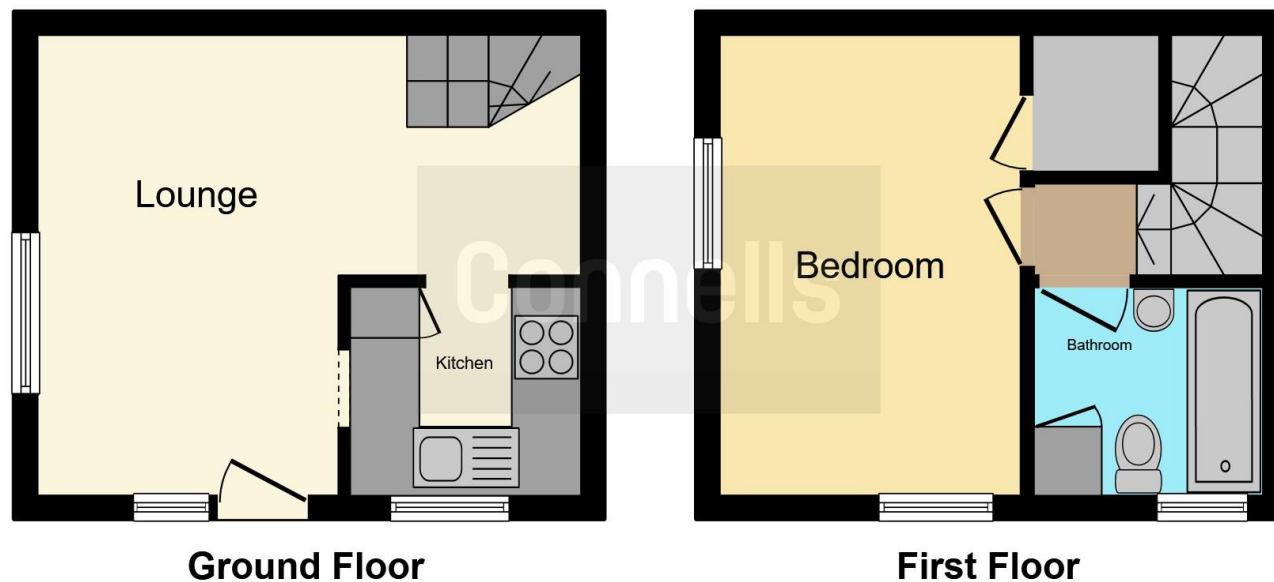
Vendors Notes

Maintenance for garden up keep is £314 per year.









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
 WARWICK CV34 4AP

EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

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