



Connells

Coten End
Warwick



Property Description

Nestled in a desirable location, this charming home offers a perfect blend of comfort and convenience. Inside the property is an entrance hall leading to a spacious lounge, complete with a fireplace and a door that opens onto your own private courtyard - ideal for anyone looking for outdoor space. This delightful home also comes with two generously sized bedrooms and family bathroom. To the rear, enjoy the added benefit of residents-only off-road parking.

Coten End is a 6 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 4 minute walk to Warwick train station. It is also a 12 minute walk to Warwick hospital, perfect for health care professionals.

Entrance Hall

Laminate flooring and large store cupboard.

Lounge

14' 11" x 11' (4.55m x 3.35m)

Window and door to rear, electric fireplace and wooden flooring.

Kitchen

15' 8" x 7' 5" (4.78m x 2.26m)

Fitted with a range of wall and base units with work surface over, built in oven, hob and extractor fan, space for tumble dryer, washing machine and fridge freezer. Store cupboard, laminate flooring and window to front.

Bedroom One

11' x 10' 5" (3.35m x 3.17m)

Window to front and laminate flooring.

Bedroom Two

9' x 7' 4" (2.74m x 2.24m)

Window to rear and laminate flooring.

Bathroom

Shower over bath, WC, wash hand basin, chrome towel rail, tiled flooring and walls and window to side.

Rear Garden

Low maintenance, private and enclosed patio garden.

Parking

Residents only parking to the rear.

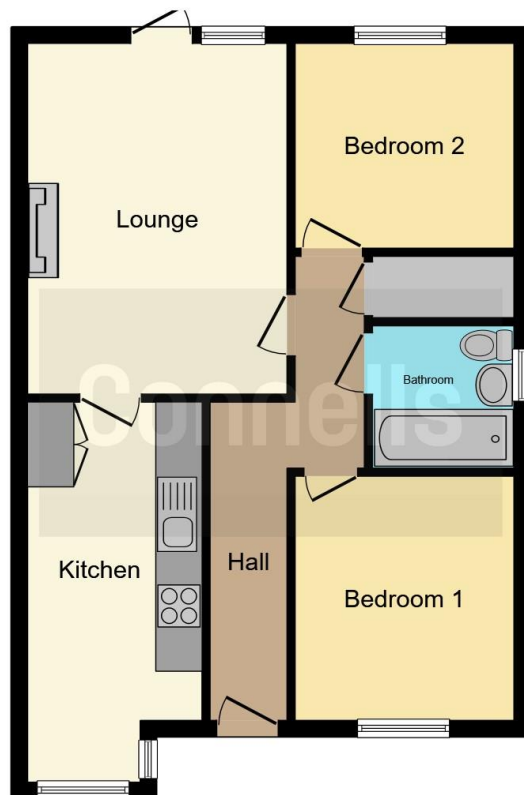
Vendors Notes

New boiler installed in 2023.

Agents Notes

'The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.'





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: C Council Tax
 Band: B

Service Charge: 123.26 Ground Rent:
 49.15

Tenure: Leasehold

view this property online connells.co.uk/Property/WAR107166

This is a Leasehold property with details as follows; Term of Lease 125 years from 14 Mar 1994. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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