



Connells

Foxes Way
Warwick

Foxes Way
Warwick CV34 6AY

for sale offers in the region of
£415,000



Property Description

A fantastic opportunity to purchase a three bedroom family home within close proximity to Warwick town centre. The lounge/diner is a great size with access through to the sunny garden to rear. There is a good size kitchen with a door to the side providing access to the utility space, downstairs cloakroom and internal door to the garage. On the first floor are two double bedrooms and a single third bedroom, with a family bathroom to the rear. The property further benefits from a fantastic sized rear garden and off road parking for multiple cars to the front.

Foxes Way is a 10 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.

Approach

Set further back off the road, providing off road parking for multiple cars, with a laid lawn to the front and shrubs.

Entrance Hall

Stairs rising to first floor landing, with a door to lounge and door to kitchen, with a wall hung radiator.

Lounge / Diner

23' x 11' 9" max (7.01m x 3.58m max)

Window to front, feature fireplace with surround, two radiators, window and door to rear garden.

Kitchen

13' 2" max x 7' 8" (4.01m max x 2.34m)

Fitted with a range of wall and base units with work surface over, cooker and cooker hood, space for dishwasher and for fridge freezer, sink and drainer, radiator and window to rear. Door to;

Inner Hall

Leading to utility and WC, door to outside and door to garage.

Utility Room

6' 5" x 4' 11" (1.96m x 1.50m)

Wall and base units with work surface over, space and plumbing for washing machine / dryer, boiler and window to rear.

Cloakroom

Wash hand basin, WC, window to rear.

Landing

Window to side and loft access.

Bedroom One

12' 5" x 11' 1" max (3.78m x 3.38m max)

Window to rear and radiator.

Bedroom Two

12' 8" x 10' max ex door recess (3.86m x 3.05m max ex door recess)

Window to front, radiator and double built in wardrobes.

Bedroom Three

9' 3" x 7' 9" (2.82m x 2.36m)

Window to front and radiator.

Bathroom

Window to rear, bath with shower over, low level WC, vanity wash hand basin, cupboard with shelving.

Outside

Rear Garden

Mainly laid to lawn, decking and paved patio.

Garage / Storage

Access from inner hall, roller door and door to front.

not measured internally









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

T 01926 403308
E warwick@connells.co.uk

14 High Street
 WARWICK CV34 4AP

EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

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