







### Property Description

The property in brief comprises, entrance porch, entrance hall, spacious lounge, kitchen diner, conservatory, family bathroom, two double bedrooms and a generous size rear garden.

Millers Road 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.

### Entrance Porch

Double glazed door to front.

### Entrance Hall

Single glazed door to front, wood flooring and radiator.

### Lounge

13' 1" x 11' 10" ( 3.99m x 3.61m )

Double glazed window to front, open fire place, telephone and television points, spotlights, wood flooring and radiator.

### Kitchen Diner

15' 8" x 9' 7" ( 4.78m x 2.92m )

Fitted with a range of wall and base units with work surface over, one and a half asterite bowl sink and drainer, tiling to splashback, built in electric oven, gas hob with cooker hood over, integrated fridge freezer, integrated washing machine, down spot lights, central

heating boiler, wood flooring, radiator and door to conservatory.

### Conservatory

12' 7" x 8' ( 3.84m x 2.44m )

Timber construction, double glazed window to rear and sides, lights and radiator.

### Bedroom One

16' x 10' 9" ( 4.88m x 3.28m )

Double glazed window to front, fitted wardrobes, carpeted flooring and radiator.

### Bedroom Two

9' 7" x 7' 9" ( 2.92m x 2.36m )

Double glazed window to rear, carpeted flooring and radiator.

### Bathroom

Double glazed window to rear, bath, wash hand basin, WC, part tiled to splashback, spot lights, ceramic flooring and towel radiator.

### Rear Garden

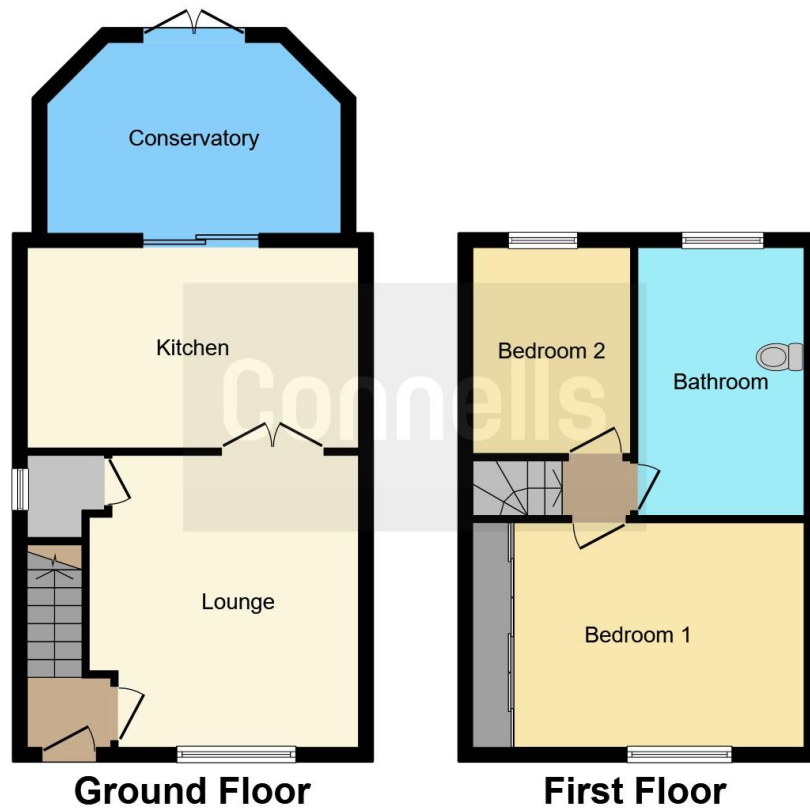
Mainly laid to lawn, patio area, gravel area and summer house.

### Parking

Driveway to the front.







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: D Council Tax  
 Band: C

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Tenure: Freehold



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