





Property Description

This fantastic home in brief comprises, entrance hall, lounge to the front, ground floor cloakroom and open plan kitchen/diner to the rear with patio doors leading out to rear garden. Upstairs there are three spacious bedrooms and a family bathroom. The property further benefits from a generous landscaped rear garden and an allocated parking space.

The property is a short drive or less than a 25 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

Entrance Hall

Understairs store cupboard and tiled flooring, stairs rising to first floor landing and doors to all ground floor rooms

Lounge

10' 1" x 13' 6" (3.07m x 4.11m)

Window to front, laminated flooring and radiator.

Downstairs W/C

Continuation of tiled flooring. Pedestal sink and backsplash with a low level W/C.

Kitchen/Diner

10' 2" x 13' 6" (3.10m x 4.11m)

Fitted with a range of base and wall mounted units with work surface over and sink and drainer unit with mixer tap. Space for oven, fridge freezer and washing machine. Fitted extractor hood and tiled backsplash. Valliant boiler.

Ample dining space with patio doors leading out to rear garden.



Landing

Doors through to all rooms along with a storage cupboard.

Bedroom One

16' 3" x 13' 8" max (4.95m x 4.17m max)

Two windows to front with laminate flooring, over stairs store cupboard and fitted radiator.

Bedroom Two

10' 3" x 9' 4" (3.12m x 2.84m)

Window to rear fitted radiator.

Bedroom Three

10' 2" x 6' 7" (3.10m x 2.01m)

Window to rear, carpeted and fitted radiator.

Family Bathroom

Suite comprising of a bath with shower over, pedestal hand wash basin with mixer tap and a low level w/c,

Outside

Rear Garden

Landscaped garden with paved patio area and path leading to rear. Decorative stone borders surrounding the artificial lawn areas. Raised bedding area and shed to rear.

Seller Notes

Service charges apply to this property. Please enquire with the branch where they would be happy to check what is included in the service charge .

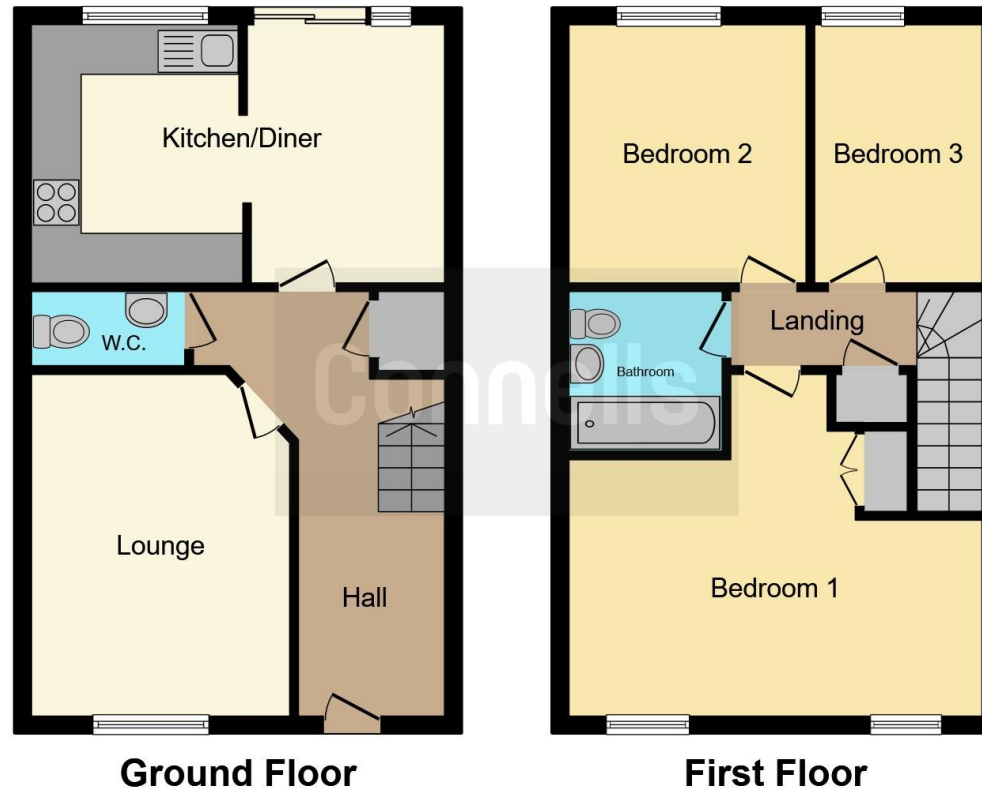
Agents Note

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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
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EPC Rating: B Council Tax
 Band: D

Tenure: Freehold

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