



Connells

Eastley Crescent
Warwick

Eastley Crescent Warwick CV34 5RX

for sale offers in the region of
£350,000



Property Description

A well presented three bedroom semi-detached family home located in a desirable family location with easy access to Warwick town centre and good local schooling. This gorgeous property has recently been decorated throughout and further benefits from a driveway to the front with a garage. This charming home is being sold with no onward chain.

To the front of the home there is a lounge with a fireplace, perfect for cosy evenings. To the rear is an open plan kitchen with separate dining area, offering plenty of space for hosting family meals.

Upstairs there are three double bedrooms and a family bathroom, all with plenty of natural light. The primary bedroom benefits from built in wardrobes.

The delightful rear garden comes with a patio area, perfect for an outdoor seating area and setting up a BBQ to enjoy in the warmer months! The rest of the garden is mainly laid to lawn and has some mature shrubs, offering plenty of greenery.

The Location

Eastley Crescent offers excellent travel links and has easy access to Warwick town centre and Leamington Spa. For national commuters it is only a short drive to the M40 and Warwick Parkway park and ride train line for frequent visitors to London. The property also has access to plenty of greenery, perfect for dog walking.

Eastley Crescent is a short 6 minute drive or a less than 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. Warwick is a lively town which hosts an annual food and drink festival, weekend markets and other local events.

Lounge

24' 1" x 10' 9" (7.34m x 3.28m)

Bay window to front and fireplace.

Dining Room

9' 11" x 9' 8" (3.02m x 2.95m)

Sliding door to side and wooden parquet flooring.

Kitchen

9' 7" x 8' 9" (2.92m x 2.67m)

Fitted with a range of wall and base units with work surface over, built in oven, hob and extractor fan, tiled to splashback, space for fridge freezer and washing machine. Window to rear and wooden parquet flooring.

Landing

Window to side and store cupboard.

Bedroom One

12' 10" x 9' 11" (3.91m x 3.02m)

Window to front and wardrobes.

Bedroom Two

9' 11" x 9' 3" (3.02m x 2.82m)

Window to rear.

Bedroom Three

8' 6" x 8' 3" (2.59m x 2.51m)

Window to front.

Family Bathroom

Bath with shower over, WC, wash hand basin, laminate flooring and dual aspect windows.

Rear Garden

Mainly laid to lawn with mature shrubs and plants with a patio area.

Parking

Driveway to the front and a garage.

Agents Notes

AGENTS NOTE - 'The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential time frames 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
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EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

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