







## Property Description

A beautifully presented one bedroom maisonette located on the first floor. This lovely home offers excellent storage, a wealth of natural throughout and is being sold with no onward chain. The property comes with solar panels, electric vehicle charging, an allocated parking space and parking for visitors.

There is a spacious open plan kitchen dining living area with plenty of natural light and space to relax and unwind. the kitchen area is well equipped with ample storage and worktop space, ideal for food preparation. The double bedroom is generous in size and comes with built in storage. The loft hatch is also located in the bedroom. The modern bathroom features a lovely white suite with a shower over bath.

This charming home has its own private rear garden, the perfect outdoor space for morning coffee or hosting barbecues in the warmer months. There is a shed in the garden as well as rear access for added convenience.

## The Location

Yarrow Road is well located for accessing local shops and amenities, pubs, restaurants and more! The location is perfect for national commuters as is only a short drive to the A46, M40, Warwick Station and Warwick Parkway train line for frequent visitors to London. Leamington Spa Station is also within easy reach for direct trains to London.

The property is within a short 5 minute drive or 25 minute walk of 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 property is also a 10 minute drive into Leamington Spa and all of its local shops, coffee shops, many restaurants and amenities. Leamington Spa also has a range of parks for lovely walks such as Jephson Gardens.

## Lounge Diner

14' 3" x 12' 10" ( 4.34m x 3.91m )

Window to front.

## Kitchen

14' 2" x 6' 4" ( 4.32m x 1.93m )

Fitted with a range of wall and base units with work surface over. There are built in appliances including oven, gas hob and extractor fan. Boiler. Dual aspect windows.

## Landing

Two store cupboards and carpeted flooring.

## Bedroom One

12' 3" x 11' 2" ( 3.73m x 3.40m )

Window to front, loft space and store cupboard.

## Bathroom

Window to front, shower over bath, low level flush WC, wash hand basin, tiled flooring and chrome towel rail.

## Parking

One allocated parking space to the front of the home and one visitor parking space.

## Garden

A private and enclosed rear garden mainly laid to lawn with a shed and rear access.

## Vendor Notes

The property comes with solar panels and electric vehicle charging.



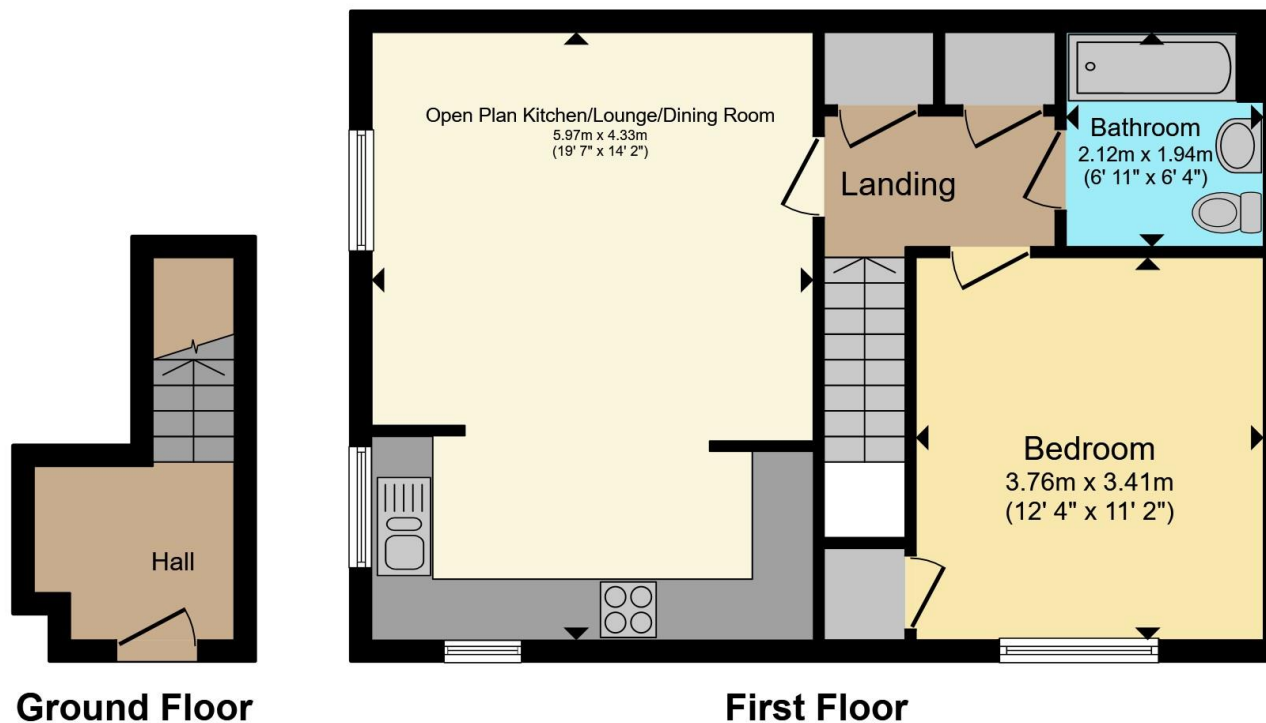












Total floor area 57.0 m<sup>2</sup> (614 sq.ft.) approx

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EPC Rating: A Council Tax  
Band: B

Tenure: Freehold

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