



Peel Road, Warwick, CV34

£265,000





# Key Features

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- Traditional Semi Detached House
- Two Double Bedrooms
- Living Room
- Kitchen / Dining Room
- Four Piece Family Bathroom
- Driveway Parking
- Loft Room
- South East Facing Rear Garden With Large Outbuilding
- Popular Location
- EPC Rating - D





\*\*\* *UNEXPECTEDLY RE AVAILABLE AGAIN!* \*\*\*









## TWO DOUBLE BEDROOM HOUSE IDEAL FOR FIRST TIME BUYERS IN POPULAR LOCATION.

This traditional and very well presented semi detached house is set in a popular area and close to all local amenities, parks, transport links and located in the outstanding Coten End Primary School catchment area, it is also only a very short walks to Warwick Hospital and Warwick Train Station.

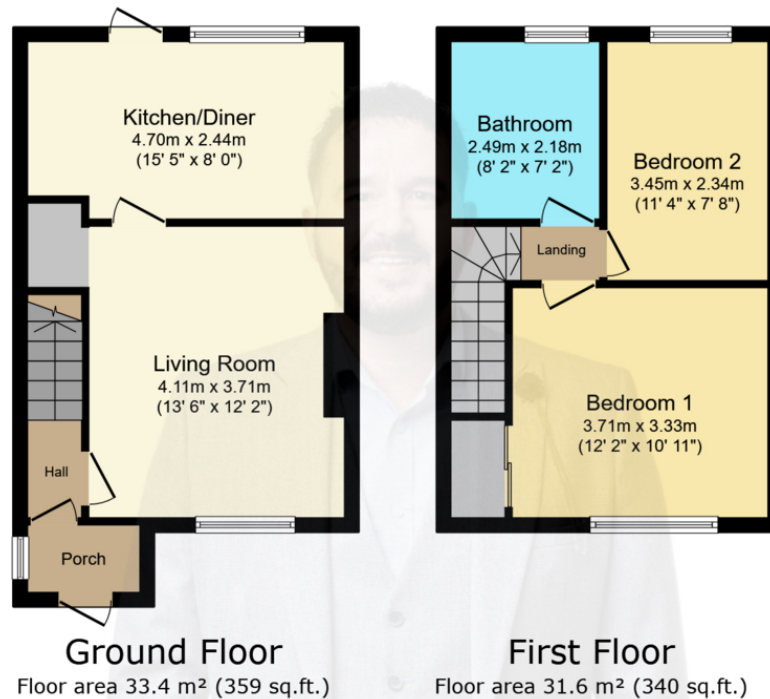
In brief the ground floor comprises of; entrance porch, good sized living room with open under the stair's storage area and a lovely kitchen / dining area situated to the rear of the property.

Upstairs there are two good sized double bedrooms, the master benefitting from built in wardrobe space over the stair's and a large modern four piece family bathroom suite.

To the rear of the property is a tasteful landscaped South East facing garden with Indian sandstone paving slabs to the top patio area, it also has a good sized lawned garden area with a fantastic sized outbuilding that could be used for storage or converted to a studio, office, games room or gym / bar, it already has power and lighting and is insulated. The front is a pebble driveway with parking for at least two vehicles.

Further benefits include a fully boarded loft with pull down ladder (this could be converted at a later stage subject to the relevant planning permissions), its gas central heated, double glazed and





TOTAL: 65.0 m<sup>2</sup> (700 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io](http://www.Propertybox.io)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

**Tenure Type:** Freehold  
**Council Tax Band:** B  
**Council Authority:** Warwick District