

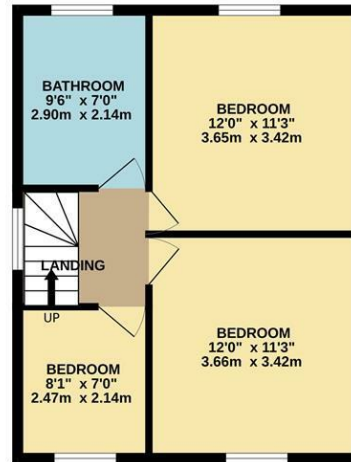
31 Green Lane, Warwick
Guide Price £375,000

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GROUND FLOOR
652 sq.ft. (60.6 sq.m.) approx.



1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA: 1090 sq.ft. (101.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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This is a rare opportunity to own a three-bedroom semi-detached family home situated in the outstanding Coten End School catchment. Located on a quiet private drive, it is within walking distance to Warwick Town Centre and only 0.3 miles to Warwick train station.

The accommodation comprises a porch, entrance hall, lounge, sitting room, kitchen dining room, downstairs w.c. three bedrooms and a bathroom. Outside the property further benefits from off-road parking for two cars and a southerly facing rear garden.

Due to its exceptional location within the outstanding school catchment, interest in this property is expected to be high. Therefore to avoid disappointment, call us today for your own viewing.

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