



**3 Warner Close**

Warwick, CV34 5NE





  
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### 3 Warner Close

Offering no upward chain and modern kitchen and bathroom is this two double bedroom property with off street parking for at least two vehicles. The property briefly comprises, porch, lounge, kitchen, two double bedrooms, bathroom, front and rear gardens.

Located on Woodloes Park, the property benefits from a regularly served local bus route and being within walking distance to local GP and co-operative shop, as well as being in the catchment area for Woodloes Primary School.

#### Hallway

Accessed via wooden front door with integrated storage cupboard, door to the lounge and a ceiling light.

#### Lounge

4.6m x 4.1m  
Radiator, double glazed UPVC window to the front, stairs rising to the first floor, door to storage cupboard and kitchen and a ceiling light.

#### Kitchen

4.1m x 2.5m  
Fitted with a range of wall and base mounted units in oak finish cabinets, granite look work surfaces over incorporating stainless steel sink and drainer with mixer tap over. Integrated electric oven, four ring gas hob with extractor hood over. Partly tiled walls, double glazed UPVC window to rear, double glazed UPVC single door to garden.

#### Landing

Doors to both bedrooms, airing cupboard and family bathroom, access to part-boarded loft via ladder and a ceiling light.

#### Bedroom One

4.1m x 3.62m  
Double bedroom, double glazed UPVC window to the front, built in storage, radiator and a ceiling light.

#### Bedroom Two

2.76m x 2.36m  
Double bedroom, double glazed UPVC window to the rear, radiator and a ceiling light.

#### Bathroom

1.8m x 1.7m  
Fitted with a three-piece suite comprising low level flush WC, pedestal hand wash basin and shower over bath with glazed screen and thermostatic shower over. Tiled flooring, fully tiled walls, partially obscured double glazed UPVC window to the rear and a ceiling light.

#### Outside

Front garden and south facing rear garden, parking for 2-3 vehicles.

#### Location

Warwick

#### Tenure - Freehold

#### Services

Water, gas, electricity, drainage and telephone.

#### Local Authority

Warwick District Council.

#### Viewing Arrangements

Strictly via the vendors sole agents Spa Estates on 01926 754080.

#### Website

For more information visit  
[www.spaestates.com](http://www.spaestates.com)

Opening Hours: Monday to Friday 9.00 am - 5.30 pm  
Saturday 9.00 am - 1.00 pm





**Ground Floor** **First Floor**  
**Total floor area 667 sq.ft. ( 64 sq.m ) approx**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the number listed on the brochure. Copyright © 2024 Spa Estates Limited. Registered in England and Wales. Company Reg. No.15206846 Registered Office: Nelson House, 2 Hamilton Terrace, Leamington Spa, CV32 4LY. Printed May 2024





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