



**Coten End**  
Warwick, Warwickshire, CV34 4NP























### 12a Coten End

Located in the sought after Coten End area of Warwick is this freehold 2-bedroom mid terrace property with private parking with no onward chain. Require modernisation.

Modern two-bedroom mid terrace house offering gas centrally heated accommodation plus garden and allocated parking to rear. Ideal location close to excellent amenities and within Coten end Primary school catchment

#### Porch

Tiled Porch. Quarry tiled step. Bin store.

#### Hall

Radiator. Staircase leading to the first floor. Useful understairs cloaks/storage cupboard. Archway to:

#### Kitchen - 3.35m(10'10") x 1.30m(4'3")

Fitted with a range of units. Inset single drainer stainless steel sink unit with and cupboard space under. Plumbing for washing machine. Walls tiled around the splash areas. Wall mounted Potterton Netaheat gas central heating boiler. Window to the front.

#### Sitting room - 3.8m(12'5") x 3.45m(11'3")

Radiator. Television aerial point. Telephone point. Ceiling coving. Full height window and clear glazed double doors allowing view and access to the patio garden.

#### First floor landing

Access to loft space. Radiator. Airing cupboard housing hot water cylinder.

#### Bedroom one 3.45m(11'2") x 2.90m(9'6")

Built-in wardrobe with rail and shelf. Radiator. Two windows to rear.

#### Bedroom two 2.41=4m(7'11") x 2.00m(6'6")

Radiator. Two windows to front. Built-in wardrobe cupboard.

#### Bathroom

Pink suite. Bath with shower attachment. Tiled walls. Pedestal wash hand basin with wall mirror and strip light over. Radiator.

#### Outside

Fore area with porch and dwarf boundary wall. The rear garden is paved for ease of maintenance, extends to approximately 6.2m(20'4) x 3.6m(11'9) and is enclosed by fencing. Pedestrian gate to rear allocated parking.

#### Location

Warwick.

Warwick is a historic market town and the county town of Warwickshire, England, situated on the River Avon and famous for its magnificent Warwick Castle.

The town centre boasts charming medieval and 17th-century architecture, including the 14th-century timber framed buildings of Lord Leicester Hospital and the impressive Collegiate Church of St. Mary, offering historical insights and picturesque views.

#### Services

Mains water, electricity, drainage and telephone.

#### Local Authority

Warwick District Council.

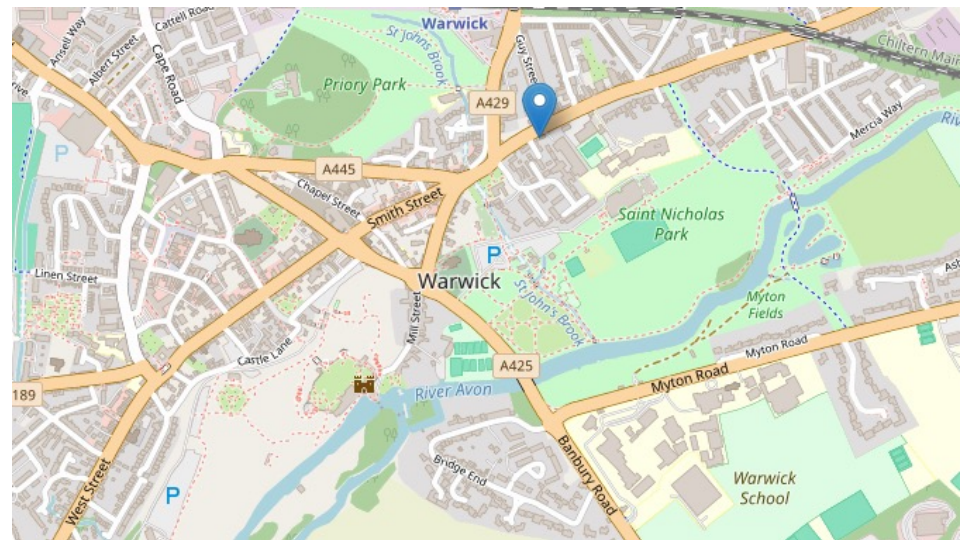
#### Viewing Arrangements

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

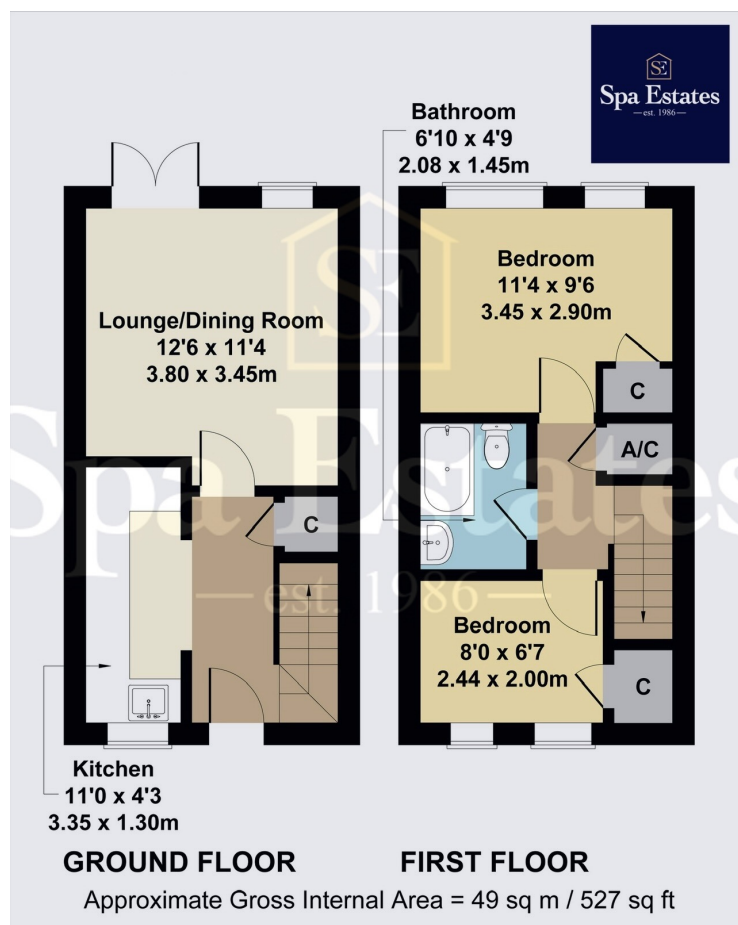
#### Website

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

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







| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 81 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 66 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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