



Connells

Marchant Way
Warwick



Property Description

Immaculately presented two bedroom semi-detached home situated in an ideal location down a tranquil cul-de-sac in the Heathcote Park development. Briefly comprising a downstairs W/C and open plan modern kitchen/living/dining room on the ground floor. On the first floor there are two bedrooms and the family bathroom.

Having two allocated parking spaces to the front of the property with an electric car charging port, as well as fully fence enclosed patio area to the rear.

Lower Heathcote park offers an range of local amenities on your door step including Heathcote primary school and Little Pioneers day nursery on site, shops, a coffee shop and more. This is the perfect location for people of all ages. In addition, this property is positioned within easy access to Leamington and Warwick train stations which is ideal for commuting.

Approach

With a pathway leading to the front door.

Entrance Hallway

Welcoming entrance hallway benefitting from a built-in storage cupboard. With doors to the downstairs W/C and the open plan lounge/kitchen/diner.

Downstairs W/C

Fitted with a wash hand basin, low level W/C, laminate flooring and an extractor fan.

Lounge/Kitchen/Diner

16' 7" x 16' 6" (5.05m x 5.03m)

Lounge Area

Light and airy lounge area, with stairs rising to the first floor. Having a feature panelled wall, a radiator, a double glazed window to front elevation and a door to the rear.

Kitchen Area

Fitted with wall and base units with complimentary work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. There are integrated appliances to include; an electric oven, gas hob with cooker hood over, a washer/dryer and a fridge/freezer. Comprising laminate flooring and a radiator.

First Floor Landing

The stairs lead from the lounge area. There is a radiator, a double glazed window to side elevation and a built-in cupboard housing the central heating boiler. With doors to both bedrooms and the shower room.

Bedroom One

8' 7" x 12' 5" max (2.62m x 3.78m max)
Double bedroom with a built-in storage cupboard, a radiator and double glazed windows to front and side elevations.

Bedroom Two

6' 7" x 7' 8" (2.01m x 2.34m)
Comprising a radiator, access to the loft and a double glazed window to front elevation.

Shower Room

Fitted with a three piece suite, comprising a wash hand basin, shower cubicle, low level W/C, partly tiled walls, a radiator and an extractor fan.

Courtyard/Patio

Fully fence enclosed with a shed store.

Parking

There are two allocated parking spaces which are located at the front of the property.

Agent's Note

There is a bin store situated across the road from the property. We understand from our seller that there are no service charges payable to maintain the estate.





Ground Floor



First Floor

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com



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EPC Rating: B

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Tenure: Freehold



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