



Connells

Eden Road
Warwick



Property Description

Stunning two bedroom mid-terraced property with off road parking which has been lovingly maintained by the current owners and is situated in the ideal location of Lower Heathcote.

Lower Heathcote park offers an abundance of local amenities on your door step including the brand new Heathcote primary school and Little Pioneers day nursery on site, recently opened Coop incorporating Deli & Co with outdoor seating area, Harbury Catch Fish and Chip Shop with alfresco dining and outdoor seating, Bewitched Coffee shop (which is dog friendly), Dentist and Skincare Clinic as well as Pharmacy all on site! There are also several bus stops throughout with a bus running approx. every 20 minutes. Access to Leamington and Warwick is easy in both directions being located on the border of both and access to the M40 is within a couple of minutes' drive. Our sellers say that Eden Road is truly an excellent place to live.

Approach

Via the paved driveway.

Entrance

Comprising a radiator and a door leading to the lounge.

Lounge

12' 4" x 9' 10" min (3.76m x 3.00m min)

Light and airy lounge with stairs rising to the first floor, a radiator, laminate flooring, a double glazed window to front elevation and a door to the inner hallway.

Inner Hallway

There is an under stairs storage cupboard and doors to the downstairs W/C and the kitchen.

Downstairs W/C

Fitted with a wash hand basin, low level W/C, tiled flooring and a radiator.

Kitchen

12' 9" x 8' 5" (3.89m x 2.57m)

Fitted with wall and base units with complimentary work surfaces over and upstand, incorporating a stainless steel sink and drainer unit. There are integrated appliances to include; an electric oven, gas hob with cooker hood over, a dishwasher, washing machine and a fridge/freezer. Comprising a radiator, tiled flooring and French doors leading to the rear garden.

First Floor Landing

The stairs lead from the lounge. There is a radiator, access to the loft via a hatch and doors to both bedrooms and the family bathroom.

Bedroom One

10' 9" up to wardrobes x 10' 3" (3.28m up to wardrobes x 3.12m)

Double bedroom with fitted wardrobes with sliding mirrored doors, a radiator and a double glazed window to front elevation.

Bedroom Two

12' 10" x 7' 10" (3.91m x 2.39m)

Double bedroom with a radiator and a double glazed window to rear elevation.

Bathroom

Fitted with a three piece suite, comprising a wash hand basin, bath with shower over, low level W/C, a shaver point, vinyl flooring and an extractor fan.

Outside

Rear Garden

Well-maintained garden being mainly laid to lawn and fence enclosed. Comprising a patio area, a shed and gated rear access.

Parking

Parking to the front for three cars side by side.









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

Tenure: Freehold

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