



**Connells**

Rambures Close  
Warwick



## Property Description

A well-presented three bedroom townhouse set over three floors, situated on a desirable corner plot within the popular location of Warwick Gates.

Briefly comprising on the ground floor an entrance hallway, downstairs W/C, utility room and a family room opening onto the decking. To the first floor there is a spacious living room and fitted kitchen/ diner with access to a balcony. There are three bedrooms on the second floor, the master with en-suite and there is a family bathroom. Externally, there is parking for two cars, an integral garage and beautifully maintained rear garden.

## Approach

Via the driveway

## Entrance Porch

Comprising a storage cupboard and a door to;

## Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor and an under stairs storage cupboard. There are doors leading to the downstairs W/C, family room and utility room.

## Downstairs W/C

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

## Family Room

20' 1" x 9' 1" ( 6.12m x 2.77m )

Comprising two radiators, laminate flooring and double glazed French doors leading to the garden.

## Utility Room

6' 7" x 6' 6" ( 2.01m x 1.98m )

Fitted with wall and base with work surfaces over. Housing the central heating boiler. There is space for a washing machine and tumble dryer and a door to the garden.

## First Floor Landing

The stairs lead from the hallway with doors to the lounge and kitchen/diner and stairs rising to the second floor.

## Lounge

18' 5" max x 16' 1" max ( 5.61m max x 4.90m max )

Spacious light and airy lounge having a feature fire place, three radiators and two double glazed windows to rear elevation.

## Kitchen/Diner

13' 5" x 16' 2" ( 4.09m x 4.93m )

Fitted with a range of wall and base units with complimentary granite work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. There are integrated appliances to include; a range master, dishwasher and a fridge/freezer. Comprising tiled flooring, a double glazed window to front elevation and double doors leading to the balcony.

## Second Floor Landing

There is a built-in storage cupboard, access to the loft via a ladder and doors to all bedrooms and the family bathroom.

## Master Bedroom

12' x 9' 9" ( 3.66m x 2.97m )

Benefitting from double fitted wardrobes, a radiator, a double glazed window to front elevation and a door to;

## En-Suite

Fitted with a three piece suite, comprising a wash hand basin, shower cubicle, low level W/C, partly tiled walls, tiled flooring, a shaver point, radiator, extractor fan and a double glazed window to front elevation.

## Bedroom Two

13' 10" x 8' 9" ( 4.22m x 2.67m )

Double bedroom having fitted wardrobes, a radiator and a double glazed window to rear elevation.

## Bedroom Three

13' 1" x 6' 8" ( 3.99m x 2.03m )

Double bedroom having fitted wardrobes, 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, partly tiled walls, tiled flooring and a radiator.

## Outside

### Rear Garden

Beautifully maintained garden being mainly laid to lawn and fence enclosed. Comprising a patio area.

### Parking

Driveway providing off-road parking for two vehicles

### Garage

12' 7" x 9' 1" ( 3.84m x 2.77m )

Single garage with an up and over door.









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**EPC Rating: C**

**Tenure: Freehold**

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