



Connells

Marchant Way
Warwick



Property Description

Well presented three bedroom semi-detached home situated in an ideal location in the Heathcote Park development, being sold with NO CHAIN. Briefly comprising a downstairs W/C and open plan modern kitchen/dining room and separate lounge on the ground floor. On the first floor there are three bedrooms, the master with an en-suite and the family bathroom.

Externally there is a driveway for two cars as well as a detached garage and fully fence enclosed rear garden.

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

Via pathway leading to the front door.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor. Comprising a radiator with doors to the downstairs W/C and the lounge.

Downstairs W/C

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

Lounge

11' 8" x 16' 2" (3.56m x 4.93m)

Light and airy lounge, having double glazed windows to front and side elevations and a radiator.

Kitchen

15' 1" x 10' 5" (4.60m x 3.17m)

Fitted with a range of wall and base units with complimentary work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. Integrated appliances to include; an over, hob with cooker hood over, a dishwasher and fridge/freezer. Having a built-in under stairs storage cupboard, vinyl flooring, a radiator and a double glazed window to rear elevation.

First Floor Landing

The stairs lead from the hallway. Comprising an airing cupboard, a radiator and loft access. With doors to all bedrooms and the family bathroom.

Bedroom One

13' 8" max x 8' 5" (4.17m max x 2.57m)

The master bedroom is generously sized, having a radiator, a double glazed window to front elevation and a door to;

En-Suite

Fitted with a three piece suite to include; a wash hand basin, a shower cubicle and low level W/C. Comprising a shaver point, a radiator, extractor fan and a double glazed window to side elevation.

Bedroom Two

8' 5" x 10' 2" (2.57m x 3.10m)

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

Bedroom Three

8' 8" x 6' 3" (2.64m x 1.91m)

Comprising a radiator and a double glazed window to front elevation.

Bathroom

Fitted with a three piece suite comprising a wash hand basin, bath with shower over, low level W/C, vinyl flooring and a double glazed window to rear elevation.

Outside

Rear Garden

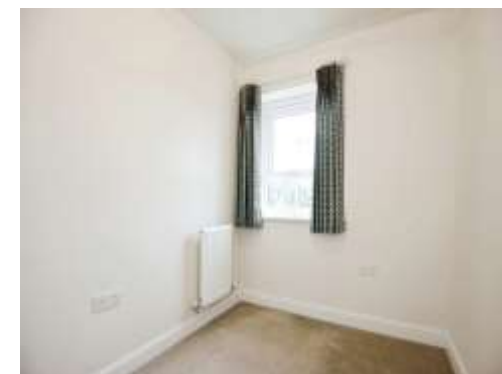
Beautifully maintained garden, being mainly laid to lawn and fence enclosed. Comprising patio and decking areas.

Parking

There is off road parking for two/three cars and benefitting from an electric car charging point.

Garage

Single detached garage.









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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Property Ref: SPA313318 - 0007