



**Connells**

Rambures Close  
Warwick

# Rambures Close Warwick CV34 6GW

for sale  
Offers Over  
**£325,000**



## Property Description

Occupying a highly sought after and convenient location in Warwick Gates, this spacious terraced home offers immaculate accommodation throughout and is available for sale with no chain. Situated within a quiet cul-de-sac and positioned close to local amenities and schools. Freshly painted throughout, this home is ready to move into.

The property comprises, welcoming entrance hallway, modern kitchen, lounge dining room and downstairs cloakroom.

To the first floor the property comprises three bedrooms and a family bathroom with the master benefitting from fitted wardrobes and an en-suite shower room.

Externally the property is set back from the road behind the driveway providing off road parking for two cars whilst to the rear there is the private lawned garden.

## Approach

The property is set back from behind the driveway giving access to the front door.

## Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor. Comprising a radiator and doors to the lounge, kitchen and cloakroom.

## Downstairs W/C

Fitted with a wash hand basin, low level W/C, a radiator and a double glazed window to front elevation.

## Lounge Dining Room

15' 7" max x 14' 7" ( 4.75m max x 4.45m )

Spacious, lounge dining room benefitting from ample natural light. Having a gas feature fire place, a television point, a radiator, under stairs storage, a double glazed window to rear elevation and French doors leading to the garden.

## Kitchen

10' 9" plus bay x 8' 1" ( 3.28m plus bay x 2.46m )

Bay-fronted kitchen, fitted with wall and base units with complimentary work surfaces over and tiling to the splash back areas, incorporating a stainless steel sink and drainer unit. Integrated appliances to include; an electric oven, gas hob with cooker hood over and a dishwasher, with space for a washing machine and space for a fridge/freezer. Comprising a radiator and tiled flooring.

## First Floor Landing

The stairs lead from the hallway. Having access to the loft and an airing cupboard housing the hot water tank. With doors to all bedrooms and the family bathroom.

## Bedroom One

10' 4" plus door recess x 10' 5" ( 3.15m plus door recess x 3.17m )

Double bedroom benefitting from fitted wardrobes, a radiator, television point, a double glazed window to front elevation and a door to;

## En-Suite

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

## Bedroom Two

9' x 8' 7" ( 2.74m x 2.62m )

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

## Bedroom Three

8' 6" x 6' 2" ( 2.59m x 1.88m )

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

## Bathroom

Fitted with a white three piece suite, comprising a wash hand basin, bath with mixer taps and power shower over and low level W/C. Having partly tiled walls, a shaver point, an extractor fan and a radiator.

## Outside

### Rear Garden

Beautifully maintained, private rear garden, being mainly laid to lawn with planted borders and fence enclosed. Having a patio area and gated rear access.

### Parking

Driveway to the front providing off road parking for two cars.









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](http://www.focalagent.com)

To view this property please contact Connells on

**T 01926 881 441**  
**E [leamingtonspa@connells.co.uk](mailto:leamingtonspa@connells.co.uk)**

7-8 Euston Place  
 LEAMINGTON SPA CV32 4LL

**EPC Rating: C**

**view this property online [connells.co.uk/Property/SPA313484](http://connells.co.uk/Property/SPA313484)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: SPA313484 - 0009