





# Coriolanus Square Heathcote Warwick CV34 6GR

for sale offers over  
**£300,000**



## Property Description

Ideally located in the sought after area of Warwick gates and positioned within a cul-de-sac is this three bedroom three story townhouse. Offering spacious accommodation through out beginning with welcoming entrance hall, downstairs cloakroom, kitchen and lounge dining room. To the first floor there are two bedrooms and the family bathroom. To the second floor is the master bedroom with ensuite shower room.

Outside the property benefits from a garage en-bloc, parking for one car and a private lawned rear garden.

## Approach

The property is set back from the road within a cul-de-sac with a pathway leading to the front entrance.

## Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor. Comprising a radiator, a double glazed window to side elevation and doors to the lounge, kitchen and downstairs W/C.

## Downstairs Cloakroom

Fitted with a wash hand basin, low level WC, a radiator and tiling to the splash back areas.

## Lounge Dining Room

13' 1" x 12' 11" ( 3.99m x 3.94m )

Light and airy lounge benefitting from a radiator and sliding patio doors leading to the

rear garden.

## Kitchen

12' 8" x 6' 8" ( 3.86m x 2.03m )

Fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a stainless steel sink and drainer unit. There is an electric oven, gas hob with cooker hood over, space for a washing machine and space for a fridge/freezer. Housing the wall mounted central heating boiler and comprising a radiator and a double glazed window to front elevation.

## First Floor Landing

The stairs lead from the hallway. Having double glazed windows to front and side elevations, a built-in cupboard, stairs rising to the second floor and doors to bedrooms two and three as well as the family bathroom.

## Bedroom Two

8' 6" plus door recess x 12' 11" ( 2.59m plus door recess x 3.94m )

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

## Bedroom Three

10' 11" x 6' 8" ( 3.33m x 2.03m )

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

## Bathroom

Fitted with a white three piece suite, comprising a wash hand basin, bath with mixer taps and shower over, low level WC, a shaver point and a radiator.

## Second Floor Landing

The stairs lead from the first floor landing, comprising a double glazed window to side elevation and a door to;

## Bedroom One

12' max with restricted head height x 12' 11" max ( 3.66m max with restricted head height x 3.94m max )

Double bedroom having a radiator, loft access and a skylight to rear elevation.

## En-Suite

Fitted with a white three piece suite, comprising a wash hand basin, shower cubicle, low level WC, a radiator and a

dormer window to front elevation.

## Outside

## Rear Garden

Private and well-maintained garden, being mainly laid to lawn and fence enclosed, with a patio area.

## Parking

Parking for one car outside the garage en-bloc.

## Garage En Bloc

Single garage en bloc with up and over door. Connells advise an internal inspection of the garage has not yet been carried out.













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**EPC Rating: C**

Tenure: Freehold

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