



Connells

Aston Gardens
Warwick



Property Description

This delightful two-bedroom home presents an excellent opportunity for both first-time buyers, working professionals and property investors. Situated in the popular Lower Heathcote area, the property is within easy reach of local shops, a nursery, and a primary school. The surrounding area offers scenic walks and well-maintained children's play areas, making it a highly desirable location.

Inside, the home is designed for modern living. The ground floor features a welcoming entrance hall with well-proportioned hallway cupboard, a convenient downstairs W/C, and a bright, open-plan kitchen, lounge, and dining area - perfect for entertaining or relaxing with family. Upstairs, there are two well-proportioned bedrooms, two large storage cupboards, and a main bathroom.

Additional benefits include two allocated parking spaces, a generous outside secure storage box, ideal for bikes and a friendly community atmosphere. With its practical layout, sought-after location, and strong rental potential, this property represents a smart investment as well as a comfortable home.

Approach

Having a driveway with two allocated parking spaces, one directly to the front of the property and one directly opposite. With a generous outside secure storage box, ideal for bikes.

Entrance Hallway

Comprising a built-in storage cupboard housing the central heating boiler and doors to the downstairs cloakroom and open plan lounge/kitchen/diner.

Downstairs Cloakroom

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

Open Lounge/Kitchen/Diner Plan

13' 6" max x 16' 6" max (4.11m max x 5.03m max)

Lounge/Diner Area

Light and airy with stairs rising to the first floor and having a radiator and a double glazed window to front elevation.

Kitchen Area

Fitted with wall and base units with complementary work surfaces over and upstand, incorporating a stainless steel sink and drainer unit. Integrated appliances include; an electric oven, gas hob with cooker hood over, a washer/dryer and a fridge/freezer.

First Floor

Landing

The stairs lead from the lounge/diner. There is a generously sized built-in storage cupboard, a radiator and access to the loft which is partly boarded, ideal for storage.

Bedroom One

12' 5" max x 8' 5" max (3.78m max x 2.57m max)

Double bedroom with a well-sized built-in cupboard, a radiator and a double glazed window to front elevation.

Bedroom Two

7' 8" x 6' 7" (2.34m x 2.01m)

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

Shower Room

White three piece suite, fitted with a wash hand basin, shower cubicle and a low level W/C. Having an extractor fan and a heated towel rail.

Parking

There is allocated parking for two cars, one to the front of the property and the other directly opposite.

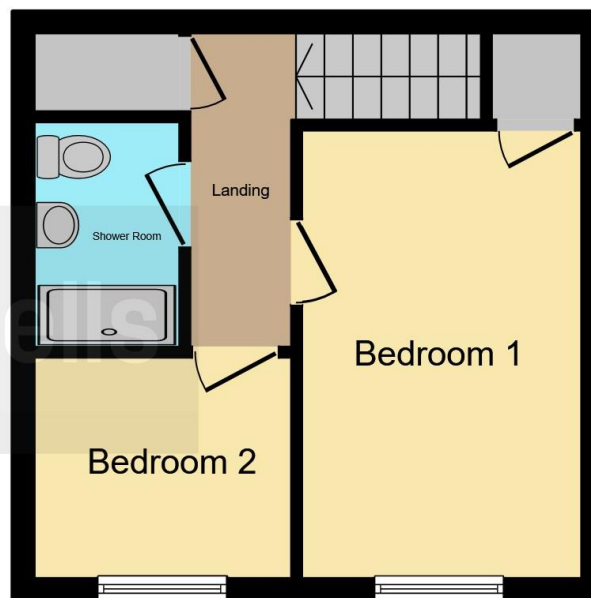
Location

Lower Heathcote park offers an abundance of local amenities on your door step including 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.





Ground Floor



First Floor

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 Council Tax
 Band: B

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Tenure: Freehold



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