



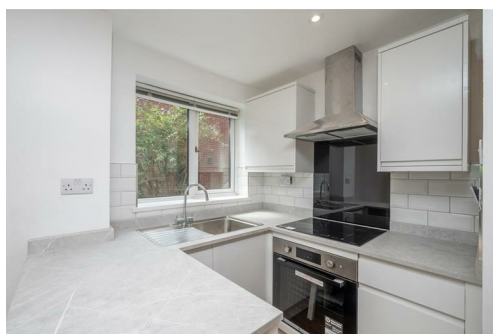
EARLES
TRUSTED SINCE 1935

24 William Tarver Close, Warwick CV34 4UE

This fabulous one bedroomed house has been newly refurbished to a good, modern standard, and is ideal for a couple or single person. Situated in a sought after location on a quite cul-de-sac located within walking distance of Warwick town centre. Featuring; bedroom views across St Nicholas Park, south facing garden, double bedroom, allocated parking space, newly fitted kitchen, newly fitted bathroom, new flooring throughout, porch for cloaks and shoe storage, open plan lounge/kitchen with sliding patio doors to the rear garden.

William Tarver Close is a quite cul-de-sac located within walking distance of Warwick town centre, supermarkets, leisure centre, restaurants, train station and has good transport links to Leamington and the M40 motorway. It is within 1 minute walk of St Nicholas Park which offers a peaceful retreat along the river Avon with beautiful open spaces to enjoy.

The town of Warwick is well known for its numerous historic sites including Warwick Castle, the Lord Leycester Hospital and St Mary's Church. There is an excellent range of state, independent and grammar schools to suit all age groups. The town also offers a variety of shopping and recreational facilities to include; St Nicholas' Park and Leisure Centre. For the commuter, there are regular trains from Warwick Station to Birmingham City Centre and London Marylebone. In addition, the M40 is easily accessible and provides fast links to the M42, M6, M5 and M1 motorways. The NEC, Birmingham International Airport and Railway Station are also all within an approximate 30 minute drive.



£895

24 William Tarver Close, Warwick CV34 4UE

Porch

Open Plan Living Room / Kitchen

First Floor

Double Bedroom

Bathroom

South Facing Garden

Parking

The property has its own allocated parking space with ample on road parking as well.

Additional Information

Services:

Mains electricity, water and drainage are connected to the property. The heating system has been upgraded to a high retention storage heater that has smart controls what can be adjusted from your mobile phone.

Council Tax:

Warwick District Council - Band B

Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1000 Mbps and highest available upload speed 100 Mbps. For more information visit: <https://checker.ofcom.org.uk/>

Viewing:

Strictly by appointment only, through John Earle on 01564 794 343

A holding deposit is required equivalent to 1 weeks rent.

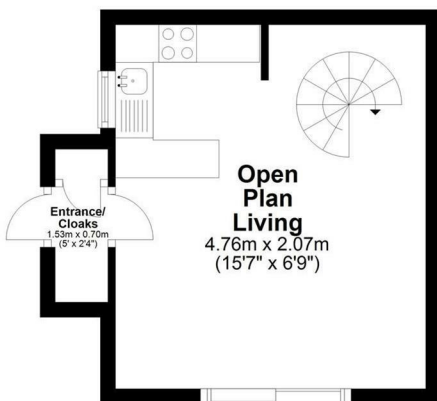
A dilapidations deposit is applicable, equivalent to 5 weeks rent - this will be registered with the TDS (www.tds.gb)

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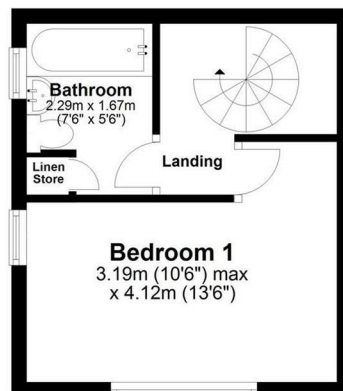
Ground Floor

Approx. 9.3 sq. metres (100.2 sq. feet)



First Floor

Approx. 19.6 sq. metres (211.4 sq. feet)



Total area: approx. 28.9 sq. metres (311.5 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part any contract.
Plan produced using PlanUp.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
100 (most efficient) - lower running costs			100 (most environmentally friendly) - lower CO ₂ emissions		
92 (A)			92 (A)		
81 (B)			81 (B)		
69 (C)			69 (C)		
55 (D)			55 (D)		
39 (E)			39 (E)		
21 (F)			21 (F)		
1 (G) - Not energy efficient - higher running costs			1 (G) - Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		