



2 Andrews Close

Warwick CV34 5GF

Guide Price £260,000

2 Andrews Close

At Portobello Riverside you are tucked quietly away at the heart of it all. Set by the River Avon, this prestigious development is located between Royal Leamington Spa and Warwick, allowing easy access to both, as well as being close to major transport links.

This immaculate coach house is set within a cul-de-sac. The property has been lovingly maintained by the current owner and briefly comprises of a private entrance, good sized light and airy lounge/dining room, kitchen, two bedrooms with the master having an en suite, family bathroom, one parking space and a garage.

Call us today for more information or to book in an internal viewing.

LOCATION

Andrews Close is well located for accessing local shops and amenities, it is only a short walk to the Tesco superstore, pubs, restaurants and more! The location is also perfect for schooling, Emscote Infant School is Ofsted rated 'outstanding' and is only a short walk away, as well as Myton School Ofsted rated 'good'.

The location is perfect for national commuters and is only a short drive to the A46, M40 and Warwick Parkway railway station, for frequent visitors to London.

The property is within a short 5 minute drive or 25 minute walk of Warwick Town Centre and its famous Warwick Castle. Warwick is a market town which offers a great selection of high street and independent shops, as well as a wide range of restaurants, bars and coffee shops. Warwick is a lively town which hosts an annual food and drink festival, weekend markets and other local events. The property is also ideal for easy access into Leamington Spa and all of its shops and amenities.

ENTRANCE

Private entrance with stairs rising to

the first floor leading to the welcoming entrance hallway, comprising a storage cupboard, an additional cupboard housing the heating system. There is also an electric radiator, loft access, a double glazed window to rear elevation and doors off to the lounge/diner, both bedrooms and the family bathroom.

LOUNGE / DINER

6.00m x 3.76m (19'8" x 12'4")
A light and airy room which has the benefit of double glazed windows to the side and front elevation, space for lounge / dining room furniture and a electric radiator.

KITCHEN

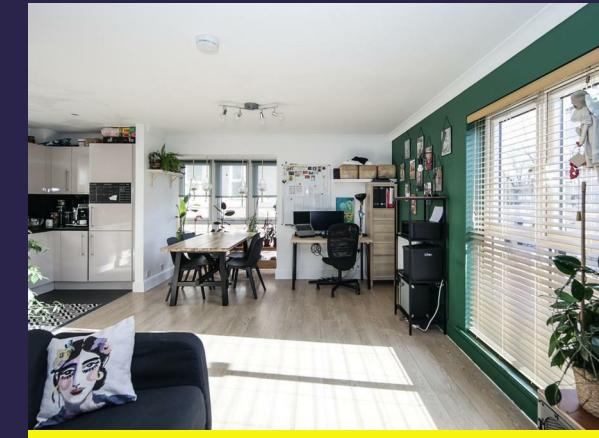
3.29m x 1.78m (10'9" x 5'10")
Comprising of worktop surface, cupboards, sink unit, a double glazed window to the rear elevation and part tiled walls. The kitchen also benefits from SMEG built-in appliances such as a four ring induction hob, oven unit, extractor fan, dishwasher, washing machine / dryer and a fridge freezer.

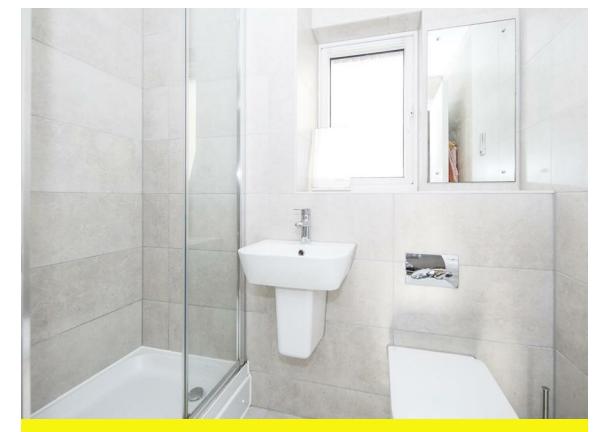
BEDROOM ONE

3.82m x 3.10m (12'6" x 10'2")
A great sized master bedroom which has an electric radiator, a double glazed window to the front elevation and space for bedroom furniture.

Features

Two Double Bedrooomed Coach House
Garage & Allocated Parking
Kitchen With Integrated Appliances
Master Bedroom With An En Suite Shower Room
Excellent Transport Links
Ideally Located Between Warwick & Leamington Spa
First Floor
Communal Gardens
Well Presented Throughout
Ideal First Time Purchase

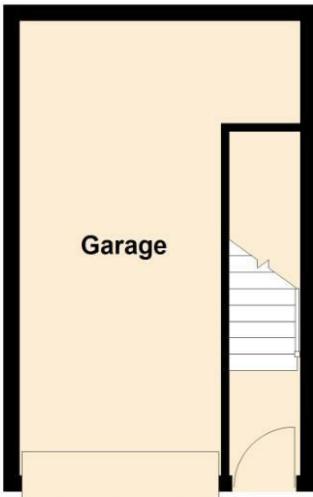




Floorplan

Ground Floor

Approx. 20.3 sq. metres (218.5 sq. feet)



First Floor

Approx. 65.7 sq. metres (706.9 sq. feet)



Total area: approx. 86.0 sq. metres (925.4 sq. feet)

General Information

Tenure
Leasehold

Fixtures &
Fittings

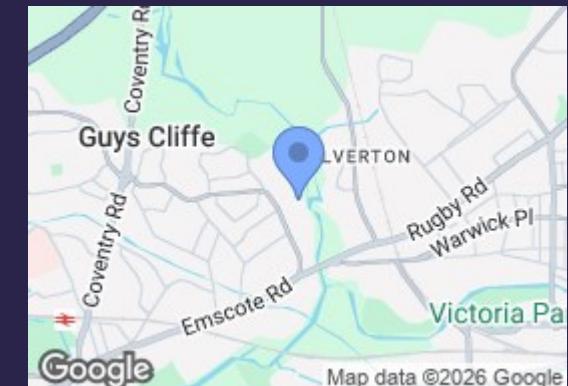
Specifically excluded
unless mentioned in these
sales particulars.

Services

We understand that mains
water, electricity and
drainage are connected to the
property. We have not carried
out any form of testing of
appliances, central heating or
other services and
prospective purchasers must
satisfy themselves as to their
condition and efficiency.

Council Tax

Band C - Warwick
District Council



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Contact us

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Visit us

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