

FOR SALE



Glendower Approach, Warwick

2 Bedroom, 2 Bathroom, Mid Terraced House

£280,000


MARTIN&CO



- Two spacious double bedrooms
- Light generous living dining area
- En-suite primary bedroom
- Ideal first time buy
- Conveniently located
- Private rear garden
- Garage and off road parking
- No chain

Enjoy comfortable living in this generously sized property, smartly arranged over two floors. The ground level welcomes you with a well-equipped kitchen leading onto the sizeable living dining room. On the first floor the perfectly designed layout includes the bathroom, two well-proportioned double bedrooms, both with built in wardrobes and one with en-suite shower room. Outside there is a private rear garden, garage and allocated off road parking. This versatile property offers potential buyers plentiful living space and spacious bedrooms.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



APPROACH Via paved pathway which leads to the front door.

ENTRANCE HALL 8' 3" x 3' 9" (2.51m x 1.14m) Double glazed front door leading into the hall, archway into kitchen and door into living room.

KITCHEN 8' 3" x 7' 8" (2.51m x 2.34m) A range of wall and base mounted units with complementary work surface over incorporating a ceramic sink with mixer tap, built in electric oven, built in steamer, electric induction hob, stainless steel cooker hood above, integrated appliances including a fridge freezer and washing machine, cupboard housing Ideal Logic central heating boiler, tiled flooring and double glazed window to the front.

LIVING ROOM 16' 2" x 11' 9" (4.93m x 3.58m) With wood flooring, stairs rising to the first floor, central heating radiator and double glazed French doors into the garden.

LANDING Staircase rising from the living room, hatch providing access to the board loft space with pull down ladder and light and doors leading into the bedrooms and bathroom.



PRIMARY BEDROOM 11' 6" x 10' 10" (3.51m x 3.3m) Double glazed window to the front and rear, central heating radiator, built in wardrobe and further fitted cupboards and door to en-suite.

EN-SUITE 5' 11" x 5' 9" (1.8m x 1.75m) Shower cubicle wall mounted shower, wash hand basin with vanity beneath, low level W.C, tiling to the walls, extractor fan and heated towel rail.

BEDROOM TWO 13' 10" x 11' 8" (4.22m x 3.56m) Double glazed window to the rear, built in wardrobe and central heating radiator.

BATHROOM 6' 5" x 6' 2" (1.96m x 1.88m) Panelled bath with mixer tap and shower attachment, shower screen, wall mounted shower, wash hand basin, low level W.C, tiling to the floor and walls, extractor fan and heated towel rail.

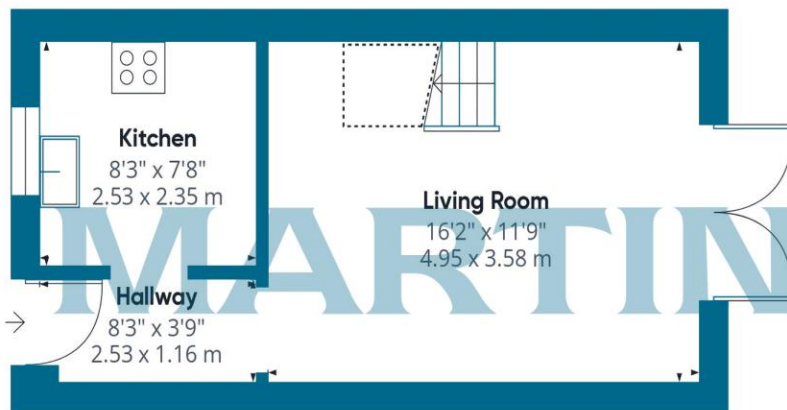
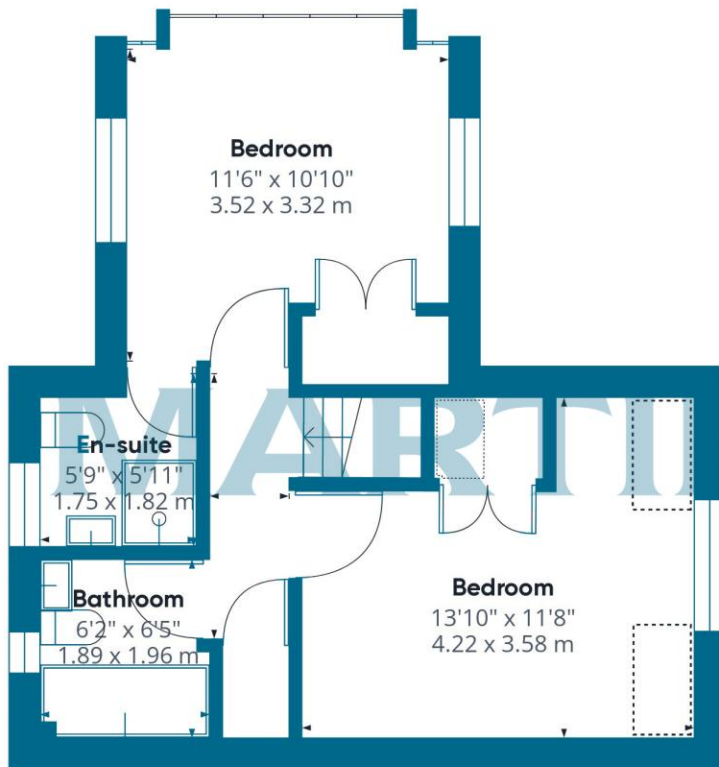
FRONT Gravel fore garden and paved pathway.

REAR Fence enclosed rear garden with decking, paved seating area and gated side access.

GARAGE 16' 4" x 7' 10" (5.00m x 2.40m) Up and over door, power, lighting and parking area in front.

Council tax band - C





Approximate total area⁽¹⁾

678.03 ft²
62.99 m²

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