

**FOR SALE**



**Glendower Approach, Heathcote, Warwick**

**2 Bedroom, 1 Bathroom, End Terraced House**

**£250,000**





- Two double bedrooms
- Spacious living room
- Private rear garden
- Two allocated parking spaces
- Popular location
- No chain

A two bedroom end terrace house, smartly arranged over two floors. The ground level welcomes you with an entrance hall which opens into a well-equipped kitchen and leads onto the sizeable living dining room. On the first floor the perfectly designed layout includes two well-proportioned double bedrooms, both with built in wardrobes off the landing is also the family bathroom with shower over the bath. Outside there is a private rear garden with decked area and gated side access and to the rear two allocated off road parking spaces. This versatile property offers potential buyers plentiful living space and spacious bedrooms.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**APPROACH** Via paved pathway which leads to the front door.

**HALL** 7' 8" x 3' 8" (2.34m x 1.12m) Double glazed front door leading into the hall opening into kitchen and door into living room.

**KITCHEN** 7' 9" x 7' 9" (2.36m x 2.36m) A range of wall and base mounted units with complementary work surface over incorporating a stainless steel sink with mixer tap, built in electric oven, gas hob, extractor hood above, space for fridge freezer and washing machine, wall mounted Worcester central heating boiler, tiled flooring and double glazed window to the front.

**LIVING ROOM** 16' 7" x 11' 9" (5.05m x 3.58m) With stairs rising to the first floor, two central heating radiators and double glazed French doors into the garden.

**LANDING** 5' 11" x 4' 8" (1.8m x 1.42m) Staircase rising from the living room, hatch providing access to the loft space and doors leading into the bedrooms and bathroom.



**PRIMARY BEDROOM** 11' 8" x 8' 8" (3.56m x 2.64m) Double glazed window to the rear, central heating radiator and built in wardrobe.

**BEDROOM TWO** 10' 8" x 6' 8" (3.25m x 2.03m) Double glazed window to the front, built in wardrobe and central heating radiator.

**BATHROOM** 7' 9" x 4' 9" (2.36m x 1.45m) Panelled bath with wall mounted shower attachment, wash hand basin, low level W.C, tiling to the walls, extractor fan and central heating radiator. .

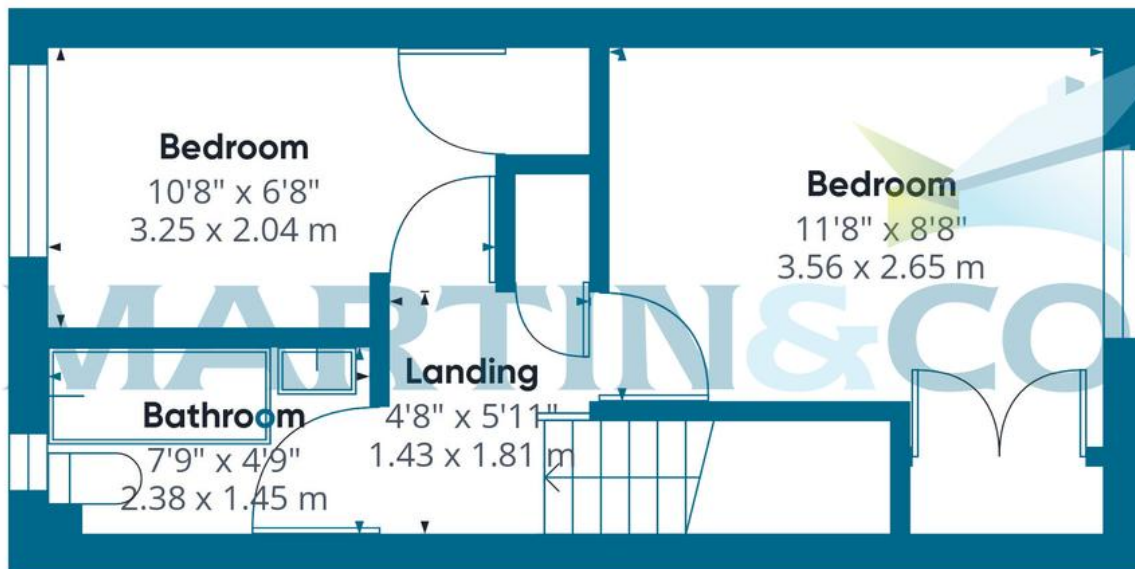
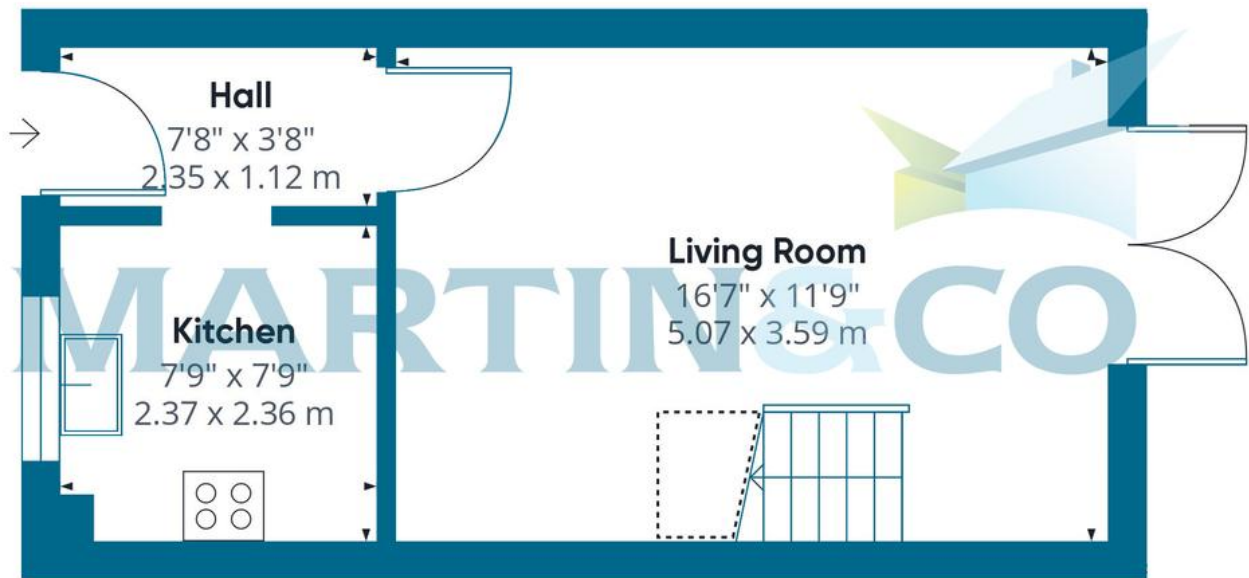
#### OUTSIDE

**FRONT** Gravel fore garden and paved pathway.

**REAR** Fence enclosed rear garden with decking and gated side access. Two allocated parking spaces under the archway.

Council tax band - C





**Approximate total area**

550.94 ft<sup>2</sup>

51.18 m<sup>2</sup>

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