

FOR SALE



Aragon Drive, Warwick

2 Bedroom, 1 Bathroom, End Terraced House

£305,000


MARTIN&CO



- Two double bedrooms
- Open plan kitchen living room
- Well presented
- Ideal first time buy
- Conveniently located for town
- Canal views
- Private rear garden
- Garage and off road parking

A well presented, modern two bedroom end terrace house located on the outskirts of Leamington Spa tucked away in a quiet cul-de-sac with canal views. The property includes a spacious open plan kitchen living room, primary bedroom with built in wardrobes, further double bedroom with built in wardrobe and family bathroom. The property includes a driveway, garage en-bloc and allocated parking space. The property is situated perfectly for access to the town, station, schools and local amenities.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



APPROACH Via a block pathway which leads to the front door.

ENTRANCE HALL 5' 0" x 3' 10" (1.52m x 1.17m)
Double glazed front door, central heating radiator, wall mounted electric fuse box and door leading into the living room.

LIVING ROOM 16' 8" x 11' 8" (5.08m x 3.56m) With double glazed window to the front, two central heating radiators, telephone and T.V points and leading through into the kitchen.

KITCHEN 11' 7" x 7' 9" (3.53m x 2.36m) A range of wall and base mounted units with complementary work surface over incorporating a stainless steel sink, built in electric oven, four ring gas hob, stainless steel extractor above, space and plumbing for washing machine, space for fridge freezer, double glazed window to the rear, wall mounted Worcester central heating boiler, and double glazed door to the rear garden.

LANDING 5' 7" x 2' 7" (1.7m x 0.79m) Staircase rising from the hall and doors leading into the bedrooms and bathroom.



PRIMARY BEDROOM 11' 8" x 8' 7" (3.56m x 2.62m)
Double glazed window to the front, central heating radiator and built in wardrobe.

BEDROOM TWO 10' 7" x 6' 7" (3.23m x 2.01m)
Double glazed window to the rear, central heating radiator and built in wardrobe.

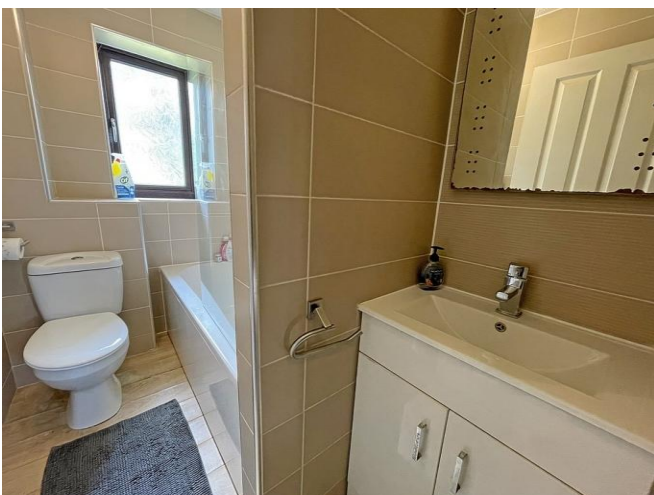
BATHROOM 7' 9" x 4' 8" (2.36m x 1.42m) Panelled bath with shower screen, wall mounted shower with rainfall attachment, wash hand basin, low level W.C, tiling to the walls and heated towel rail.

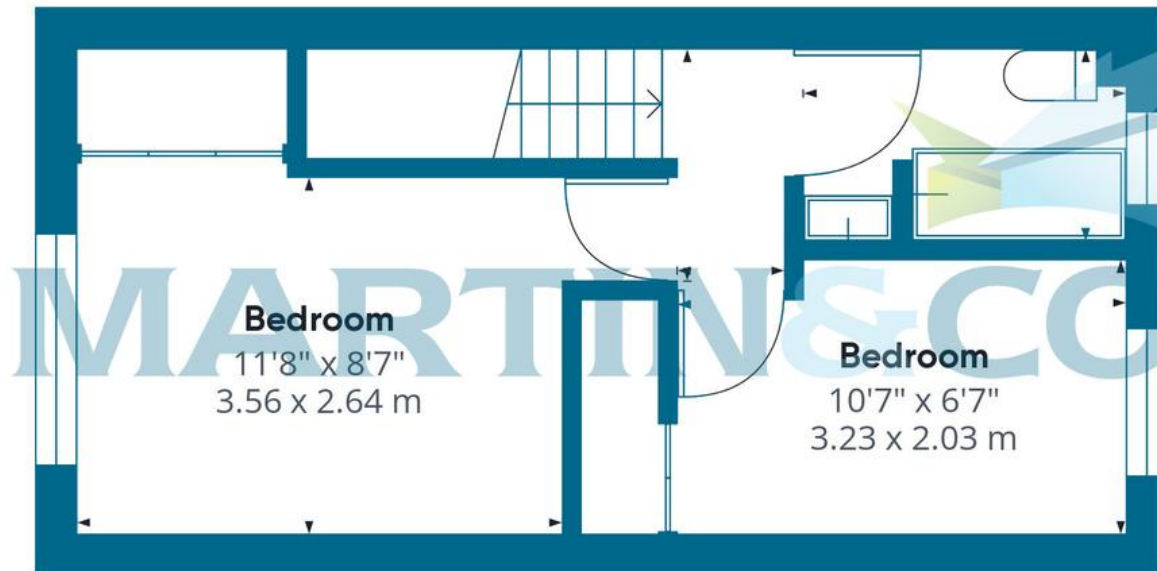
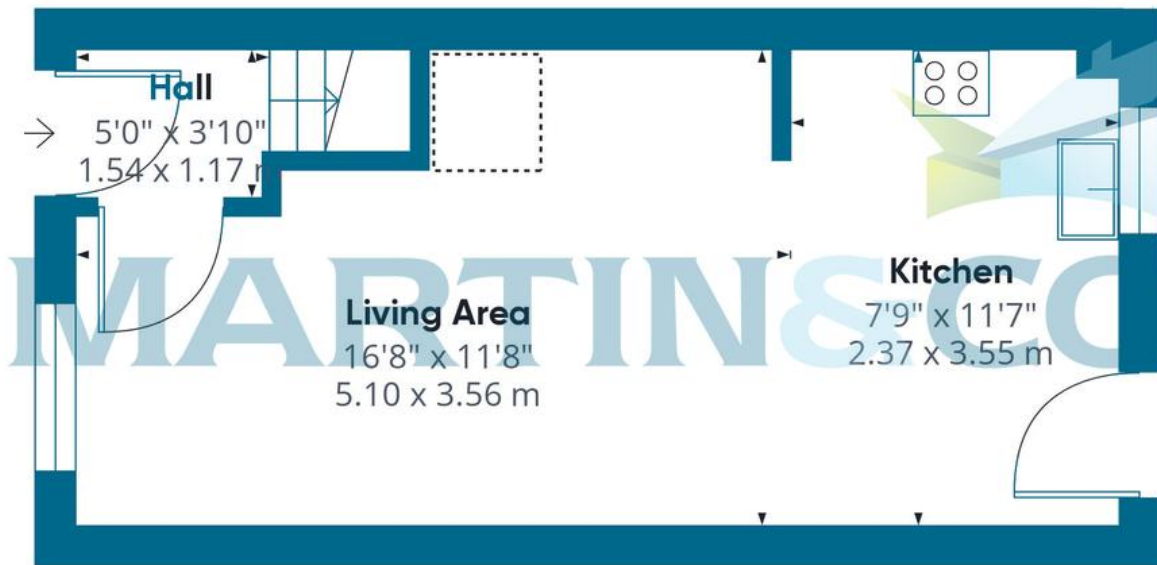
FRONT Driveway, border and gated rear access.

REAR Fence enclosed rear garden, with decked area and gated side access.

GARAGE Garage en-bloc and allocated parking space located on the left hand side of the property.

Council tax band - C





Approximate total area

545.19 ft²

50.65 m²

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