



## 19, Woodward Drive, Warwick, CV34 7BZ

A well maintained modern terraced townhouse, providing gas centrally heated two bedroomed accommodation, well fitted dining/kitchen, ground floor cloakroom and twin car parking facility, in pleasant cul-de-sac position and ideal for first time buyers.





## 19 Woodward Drive Warwick CV34 7BZ

### Woodward Drive

Is located just off Harbury Lane is a popular south Leamington Spa residential location, being ideally sited within easy access to the town centre some 2 miles distant, close to a good range of local facilities and amenities including local shop, schools and a variety of recreational facilities. Since its original construction approximately 6 years ago this particular location has consistently proved to be very popular.

ehB Residential are pleased to offer 19 Woodward Drive, which is an opportunity to acquire a well appointed mid-terraced townhouse, providing gas centrally heated and sealed unit double glazed two bedroomed accommodation, and features a well fitted dining/kitchen, ground floor cloakroom and pleasant garden. The property occupies a particularly pleasant position within the development being not overlooked to the front elevation with twin car parking facilities. The Agents consider this particular property would appeal ideally to first time buyers. Inspection recommended.

In detail the accommodation comprises:-

### Ground Floor

#### Entrance Hall

With glazed panelled entrance door, laminate floor, timber panelled to...

#### Lounge

13' x 13' (3.96m x 3.96m)

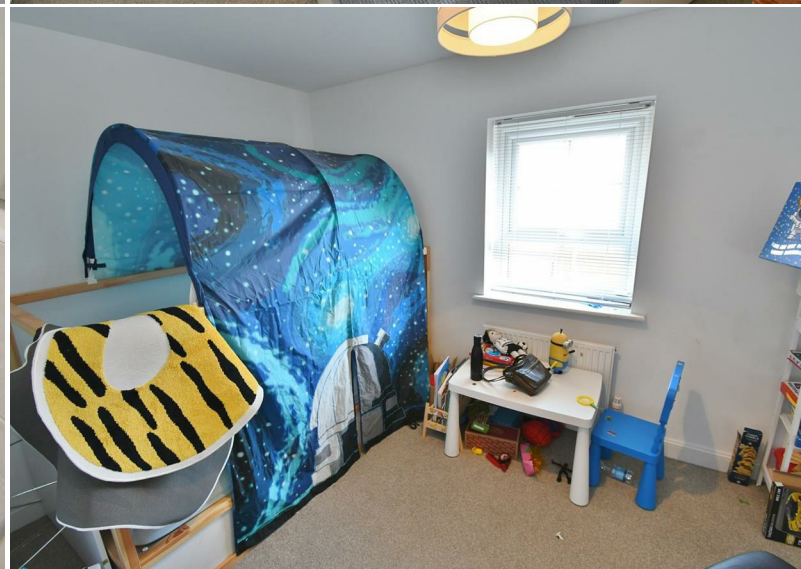
With staircase off, balustrade, radiator, TV point.

#### Inner Hall

With understair cupboard.

#### Cloakroom/WC

With low flush WC, pedestal basin, tiled splashback, radiator, laminate floor.



#### Fitted Dining/Kitchen

13' x 8' (3.96m x 2.44m)

With range of base cupboard and drawer units, rolled edge work surfaces and returns, matching range of high level cupboards with concealed pelmet lighting, built-in oven and four ring hob unit with glazed splashback and extractor hood over, inset single drainer stainless steel sink unit, built-in dishwasher, washing machine, fridge freezer, twin French doors with side panels to rear garden.

#### Stairs and Landing

With access to roof space, radiator.

#### Bedroom

13' x 9' (3.96m x 2.74m)

With built-in cupboard, radiator.

#### Bedroom

13' x 8' (3.96m x 2.44m)

With radiator.

#### Bathroom/WC

6' x 6'5" (1.83m x 1.96m)

With panelled bath, pedestal basin, low flush WC, tiled splashbacks, shower area with integrated shower unit and screen, radiator.

#### Outside

The property occupies a pleasant cul-de-sac

location with twin tarmac car parking facility to the front of the property. To the rear is a good sized rear garden with paved patio, shaped lawn, bounded by close boarding fencing with pedestrian access.

#### Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

#### Services

All mains services are understood to be connected to the property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

#### Council Tax

Council Tax Band B.

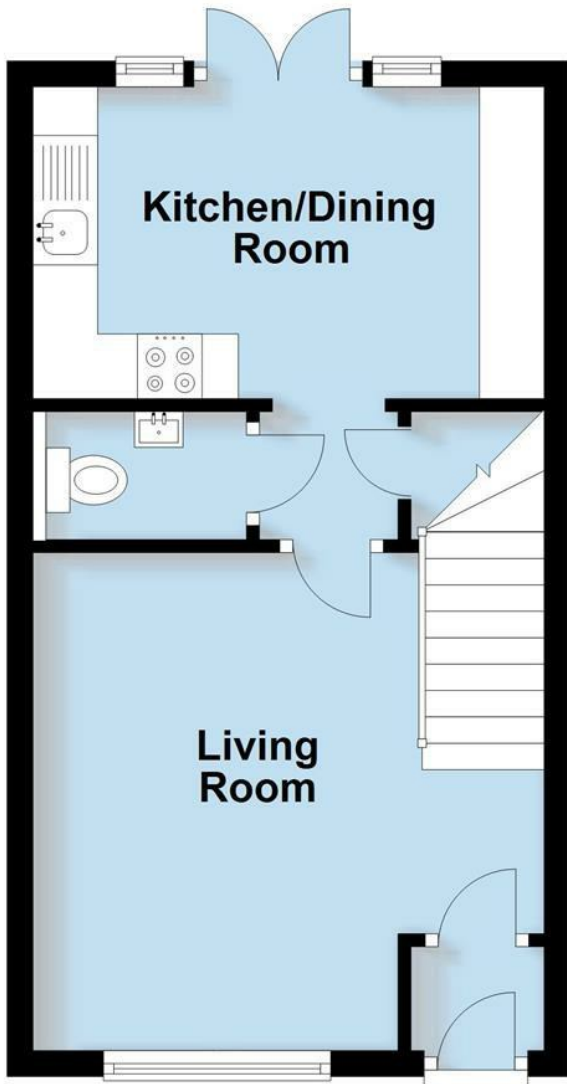
#### Location

CV34 7BZ



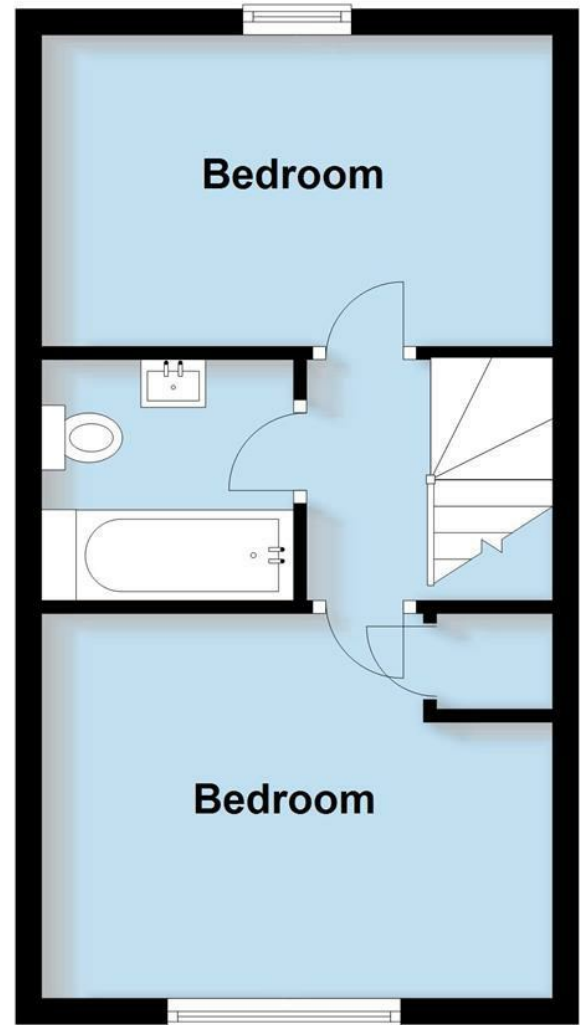
## Ground Floor

Approx. 29.5 sq. metres (317.9 sq. feet)



## First Floor

Approx. 29.4 sq. metres (316.8 sq. feet)



Total area: approx. 59.0 sq. metres (634.7 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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