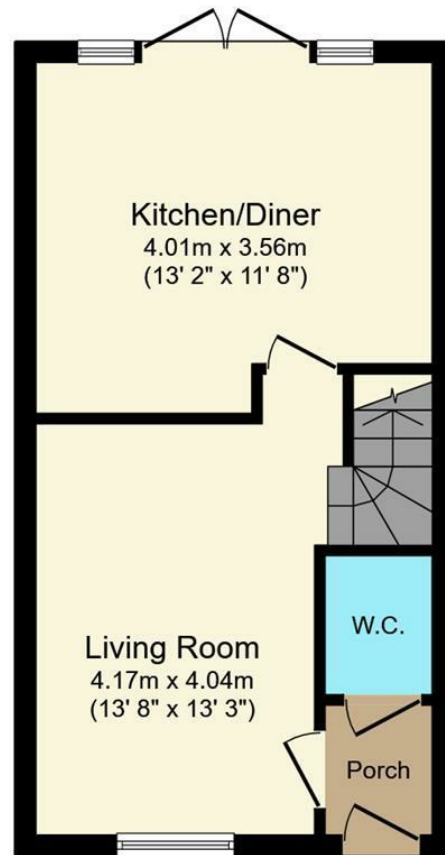


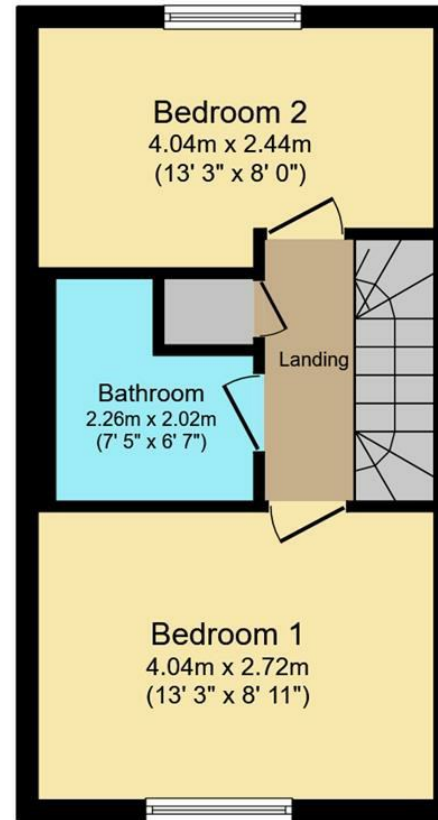
Peter Clarke



36 Vickers Way, Warwick, CV34 7AP



Ground Floor
Floor area 31.4 m² (338 sq.ft.)



First Floor
Floor area 31.4 m² (338 sq.ft.)

TOTAL: 62.8 m² (676 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



- Two double bedrooms
- Semi detached
- Driveway
- Kitchen diner
- Modern build
- Westerly facing garden
- Close to local schools
- Popular location



Offers Over £285,000

This is an immaculately presented and well-proportioned semi-detached home sat on a popular and modern development in Warwick. This is conveniently positioned being close to the local schools, shops, amenities, and transport links. The property comprises an entrance hall, living room, kitchen diner, WC, two double bedrooms, bathroom, garden and driveway with parking for two cars.

APPROACH

With driveway with parking for two cars and paved path leading to the front door.

ENTRANCE HALL

With door to the front.

LIVING ROOM

With window to the front and television point.

KITCHEN DINER

A modern fitted kitchen with wall and base mounted units with worksurface over, integrated fridge freezer, electric oven and gas hob with extractor over, sink drainer, windows and French doors to the rear and space for dining table and chairs.

WC

With WC and wash hand basin.

LANDNIG

With loft access.

BEDROOM ONE

A good sized double room with window to the Front.

BEDROOM TWO

Another good sized double room with window to the rear.

BATHROOM

With bath and shower over, WC and pedestal sink.

GARDEN

A westerly facing garden, mainly laid to lawn with fence borders, patio and gated access to the driveway.

GENERAL INFORMATION

TENURE: The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains electricity, water and gas are connected to the property. However this should be checked by your solicitor before exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band C.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: B. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.







DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.





Multi-award winning offices
serving South Warwickshire & North Cotswolds

Myton Road, Leamington Spa, Warwickshire, CV31 3NY
Tel: 01926 429400 | leamington@peterclarke.co.uk | www.peterclarke.co.uk

Peter Clarke

