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RESIDENTIAL

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40, Cliffe Way, Warwick

Price Guide £450,000



This traditional, superbly presented semi-detached family home is situated in a desirable area of Warwick with excellent school catchments for both primary and secondary schools. The accommodation affords an entrance hall, living room, office, dining area with kitchen off, utility room, ground floor cloaks/shower, three good bedrooms, modern shower room, gas heating, double glazing, ample driveway and a generous sized, established rear garden. NO UPWARD CHAIN. Energy rating C

Location

Cliffe Way is a popular and quiet residential area with easy access to local amenities including St. Nicholas Park, Warwick railway station, hospital and the county town centre within approximately three-quarters of a mile.

Approach

Through the entrance door into:

Reception Hall

With an Inset coir matt, double-glazed porthole



window to front aspect, radiator, under-stairs storage cupboard and doors to:

Office

14'5" x 6'3" (4.40m x 1.92m)

Having an engineered wooden floor, double-glazed Velux roof light and double-glazed window to the front.

Living Room

13'1" x 12'4" (3.99m x 3.78m)

Projecting chimney breast with a recessed wood





burner with stone hearth and mantel, solid wooden floor, radiator, double-glazed bay window to the front aspect.

Dining Room

13'0" x 11'0" (3.97m x 3.36m)

Engineered wood floor flooring, vertical radiator, double glazed casement door with windows to either side provide access to the rear garden. Opening to:

Kitchen

8'8" x 8'3" (2.66m x 2.54m)

White gloss fronted base units with Oak worktops and upturns, ceramic sink with mixer tap. Built-in full height double door shelved storage cupboards, matching floor, dual fuel cooker with gas hob and extractor unit over, door-to-shelved larder with matching floor and ceiling light. Double-glazed window to the rear aspect and a three-quarter-glazed door leads to the:

Utility Room

19'7" x 5'0" (5.97m x 1.54m)

Slate tiled floor, coat rail space, shelved tall storage units, space for upright fridge/freezer, worktops with space beneath for washing machine, dishwasher and tumble dryer. Stainless steel single drainer sink unit with mixer tap, wall-mounted Vaillant combination gas-fired boiler, radiator, half double glazed casement door to side aspect and door to:

Cloaks/Shower Room

White suite comprising WC, wash basin with





storage cupboard below, tiled shower enclosure with shower system, tiled walls, chrome heated towel rail, tiled floor, extractor fan and a double-glazed window.

First Floor Landing

Access to roof space, built-in shelved storage cupboard. Doors to:

Bedroom One

13'8" x 11'1" (4.19m x 3.39m)
Radiator and a double-glazed bay window to the front aspect.

Bedroom Two

13'0" x 11'0" (3.97m x 3.36m)
Radiator and a double-glazed window to the rear aspect overlooking the garden.

Bedroom Three

10'10" x 8'7" (3.32m x 2.63m)
Radiator and a double-glazed window to the front aspect.

Shower Room

Modern white suite comprising WC with a push

button cistern, wash hand basin with storage cupboard below, extra wide tiled shower enclosure with Aqualisa shower system and glazed sliding shower doors, radiator and a double-glazed window to the rear aspect.

Outside

There is a good-sized lawned front garden with a driveway, which provides ample off-road parking.

Enclosed Side Passage

External light, solid gate to front aspect, access to:





Good Sized Rear Garden

This is a particular feature of the property having a paved patio area, outside tap, and lawned gardens with mature stocked beds and borders housing a variety of flowering plants, shrubs and specimen trees. At the rear is the Kitchen garden area, with a timber garden shed. The gardens are enclosed on all sides.

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. NB We have not tested the heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order cannot give warranties in these respects. Interested parties are invited to make their own inquiries.

Council Tax

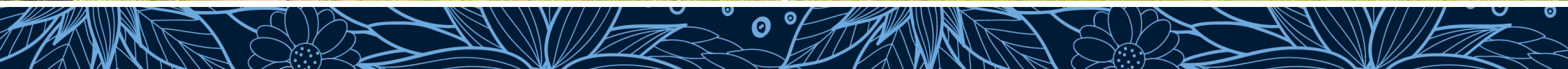
The property is in Council Tax Band "D" - Warwick District Council

Postcode

CV34 5JF

Location

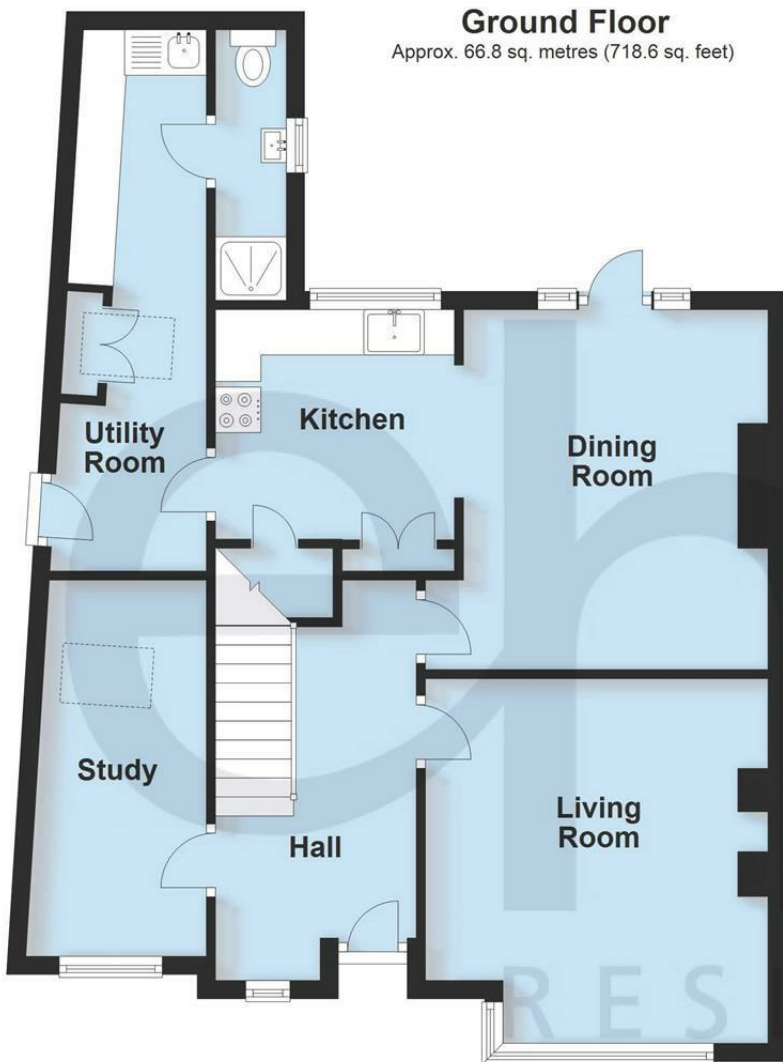






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Total area: approx. 113.6 sq. metres (1223.2 sq. feet)
This plan is for illustration purposes only and should not be relied upon as a statement of fact

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	82
(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	

Also at: Leamington Spa, Somerset House, Clarendon Place, Royal Leamington Spa CV32 5QN