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RESIDENTIAL

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8, Saumur Way, Warwick

Price Guide £437,500



This beautiful three-bedroom link-detached house is located in a popular and highly regarded residential area. It is conveniently situated near local amenities and close to excellent schools. The extended accommodation includes an entrance hall, cloakroom, living room, dining kitchen with a sitting/family room off, modern bathroom, gas heating, double glazing, driveway, garage, and a low-maintenance rear garden. NO UPWARD CHAIN. Energy rating: C.

Location

Saumur Way is situated off the Myton Road. Leamington Town Centre is easily accessible, as is the historic market town of Warwick and the property is within walking distance of some excellent schools and amenities.

Approach

Through a double-glazed entrance door into:

Entrance Hall

Radiator and doors to:

Cloakroom

The modern white suite includes a WC with a push-button concealed cistern, a wall-hung wash basin with a soft-close drawer below, complementary tiled splashbacks and floor, mirrors on two walls, a heated towel rail, and a double-glazed window.

Living Room

18'0" x 14'4" (5.50m x 4.39m)

Attractive focal point fireplace with inset coal-effect gas fire, two radiators, double glazed window to the





front aspect, coving to the ceiling, stairs to first floor and do to:

Dining Kitchen

18'0" x 8'9" (5.50m x 2.68m)

Extensive range of white gloss fronted base and eye level units, complementary worktops and upturns with inset stainless steel sink with mixer tap and rinse bowl. Neff five-ring induction hob with extractor unit over, Neff oven and grill, with microwave oven over, Neff dishwasher. Pull-out larder unit, additional tall storage unit, integrated

fridge, wood effect floor, radiator, downlighters, double glazed window to the rear aspect, double-glazed casement door to the side aspect and opening to:

Family Room

10'7" x 9'7" (3.24m x 2.93m)

Matching floor, radiator, downlighters, two double-glazed windows and double-glazed French doors provide access to the rear garden.



First Floor Landing

Access to roof space, built-in shelved storage cupboard, double-glazed window to side. Doors to:

Bedroom One

10'5" x 8'3" (3.19m x 2.53m)

Range of matching bedroom furniture includes full-height fitted wardrobes providing extensive hanging rail and storage space, plus an additional drawer unit featuring a display area over, a radiator, and a double-glazed window to the rear aspect.





Bedroom Two

12'0" x 8'10" (3.68m x 2.70m)

Built-in full height part mirrored sliding door wardrobes, radiator, double glazed window to front aspect.

Bedroom Three

9'0" x 8'6" (2.76m x 2.60m)

Radiator, bulkhead storage cupboard and a double glazed window to the front aspect.

Modern Bathroom

White suite includes a bath with a mixer tap and shower attachment, a WC with a concealed push-button cistern, and a wash basin with a storage cupboard beneath. There's also a heated towel rail, complementary tiled splashbacks and floor, a tiled shower enclosure with a glazed shower door and a double-glazed window.

Outside

To the front of the property, is a block-paved driveway with mature shrubs and flowering plants.

Garage

17'1" x 9'5" (5.21m x 2.89m)

Power and light, wall-mounted Vaillant gas-fired boiler, double-glazed window and a casement door provide access to the rear garden.

Rear Garden

Designed for ease of management and laid to pave with a section of artificial grass, outside power and tap, and gated side 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. 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

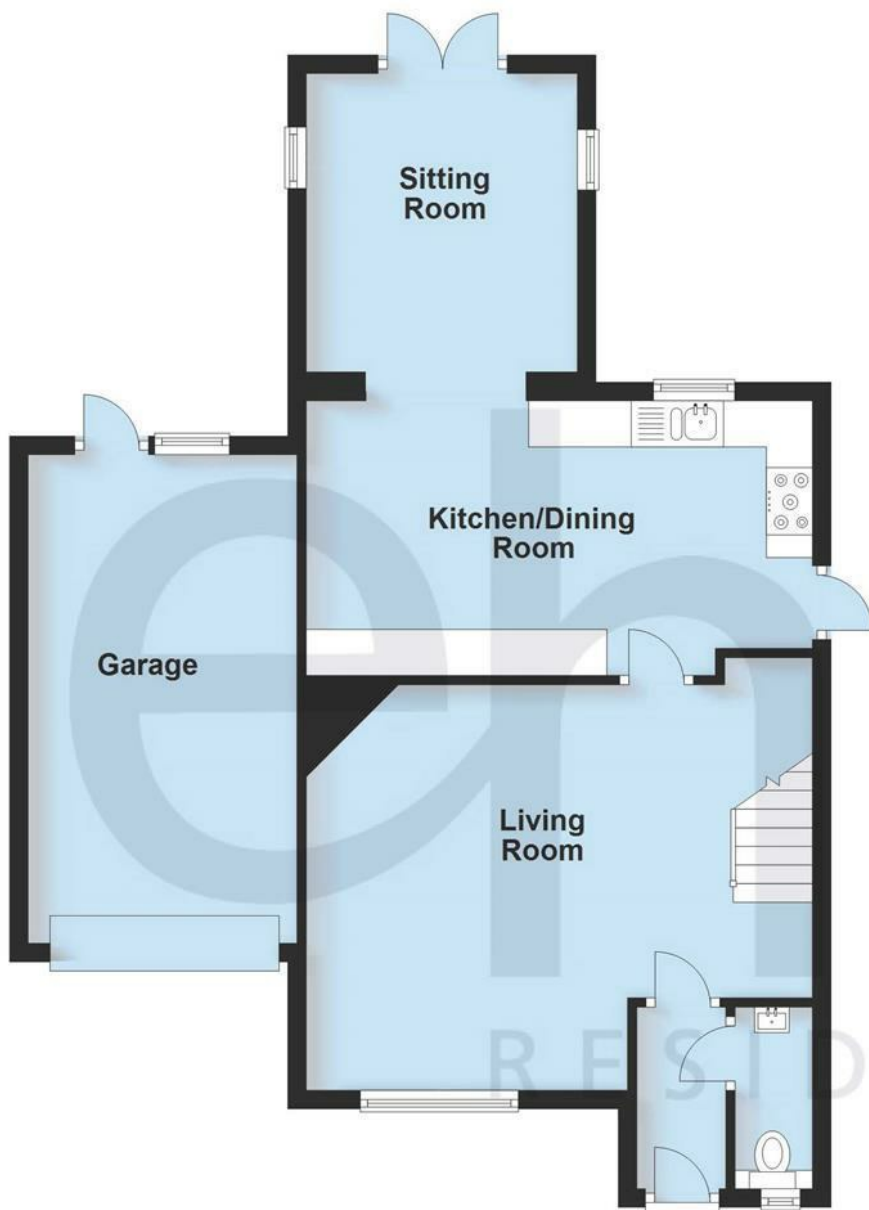
The property is in Council Tax Band "E" - Warwick District Council

Postcode

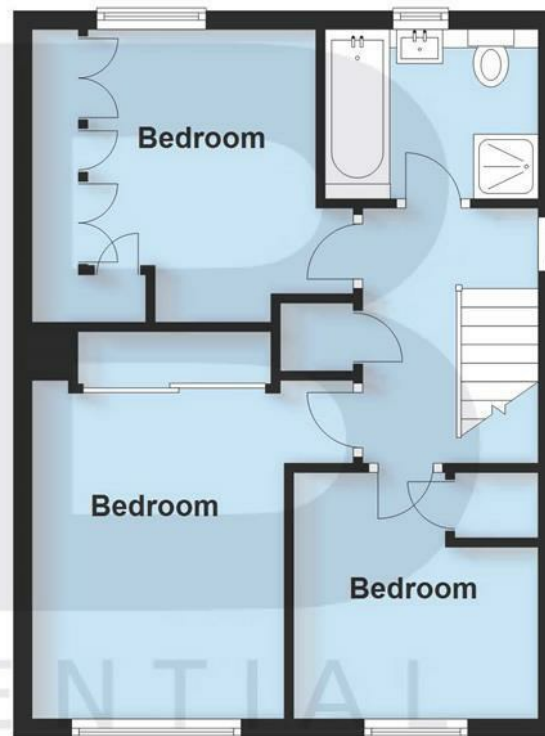
CV34 6LH



Ground Floor
Approx. 69.5 sq. metres (748.2 sq. feet)



First Floor
Approx. 41.1 sq. metres (442.0 sq. feet)



Total area: approx. 110.6 sq. metres (1190.2 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 |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 70 | 81 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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

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