

**ehB**  
RESIDENTIAL

Your Property - Our Business



29, Campriano Drive, Warwick

Price Guide  
£398,500





An excellent opportunity to acquire an attractively styled modern townhouse, providing gas-heated, three-bedroom and two-bathroom accommodation in this popular and highly regarded residential development. Energy rating B.

#### Location

Campriano Drive is located in a pleasant and well-established residential area as part of the successful Emscote Lawns development, which was built circa 20 years ago. The development is conveniently situated for easy access to Leamington Spa and Warwick, both of which are approximately two miles away. There are various local facilities and amenities available, including shops, schools, and recreational facilities.

#### Approach

Through a solid entrance door with spy hole into:

#### Reception Hall

Wood effect floor, inset coir matt, radiator, staircase rising to First Floor. Doors to:

#### Cloakroom

Low flush WC, wash hand basin with tiled splashbacks, radiator, wood effect floor and a double glazed window to the side aspect.

#### Living Room

15'4" x 13'0" (4.68m x 3.97m)

Two radiators, downlighters, under stairs storage cupboard, double glazed, double-opening French doors provide access to the rear garden.

#### Breakfast Kitchen

11'11" x 8'6" (3.65m x 2.61m)

Range of matching base and eye level units, complementary worktops, single drainer sink unit with mixer tap. Built-in electric oven and four ring gas hob with extractor unit over, integrated dishwasher and washing machine, wall mounted housing for fridge/freezer. Downlighters, tiled floor, double-glazed window to the front aspect.

#### First Floor Landing

Access to roof space, with loft ladder and boarding. Doors to:





#### Bedroom One

12'1" x 11'8" (3.69m x 3.56m)

Built-in twin double door wardrobes, radiator and a double-glazed window to the front aspect. Door to:

#### En-Suite Shower

Modern White suite comprising WC, wash hand basin with storage cupboard below. Shower enclosure with shower system and glazed shower door. Chrome heated towel rail, built-in cupboard housing the Worcester gas-fired boiler and a double glazed window.

#### Bedroom Two

13'1" x 8'2" (4.00m x 2.49m)

This dual aspect room has built-in double-door wardrobes, two radiators, and double-glazed windows to the front and rear aspects.

#### Bedroom Three

11'4" x 8'0" (3.46m x 2.46m)

Radiator and a double-glazed window to the rear aspect.

#### Shower Room

White suite comprising WC, pedestal wash hand basin, wide shower area with shower system and glazed shower screen. Chrome heated towel rail, shaver point, extractor fan, downlighters and a double-glazed window.

#### Outside

Railed and gravelled forecourt with pleasant semi-open aspect and pedestrian access to landscaped rear garden with circular paved patio, flanked by gravelled area and established flower borders, surrounded by close boarded fencing, outside light, tap and designated car parking facility with an electric vehicle charging point.

#### 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 4NQ

- Residential Estate Agents •
- Lettings and Property Managers •
- Land and New Homes Agents •

Warwick Office  
17-19 Jury St,  
Warwick  
CV34 4EL

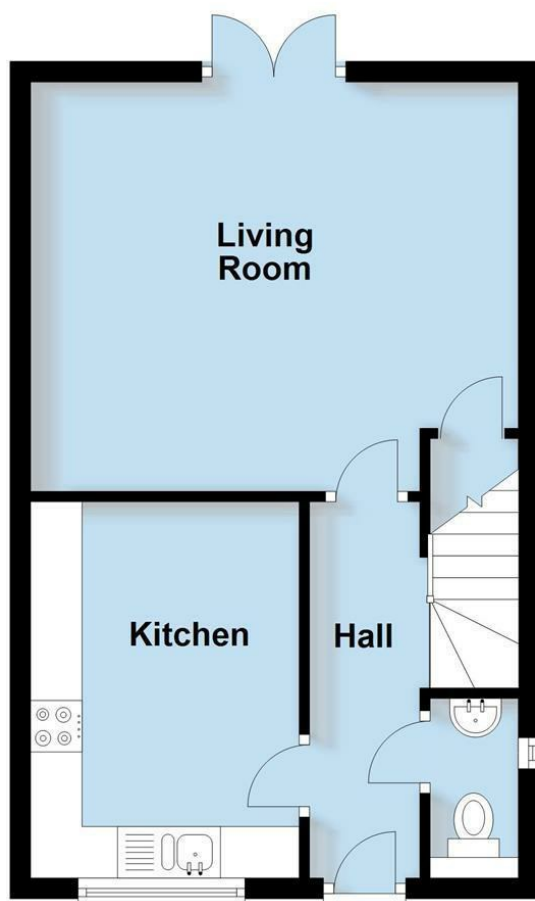
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| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          | 91      | 92                      |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| 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

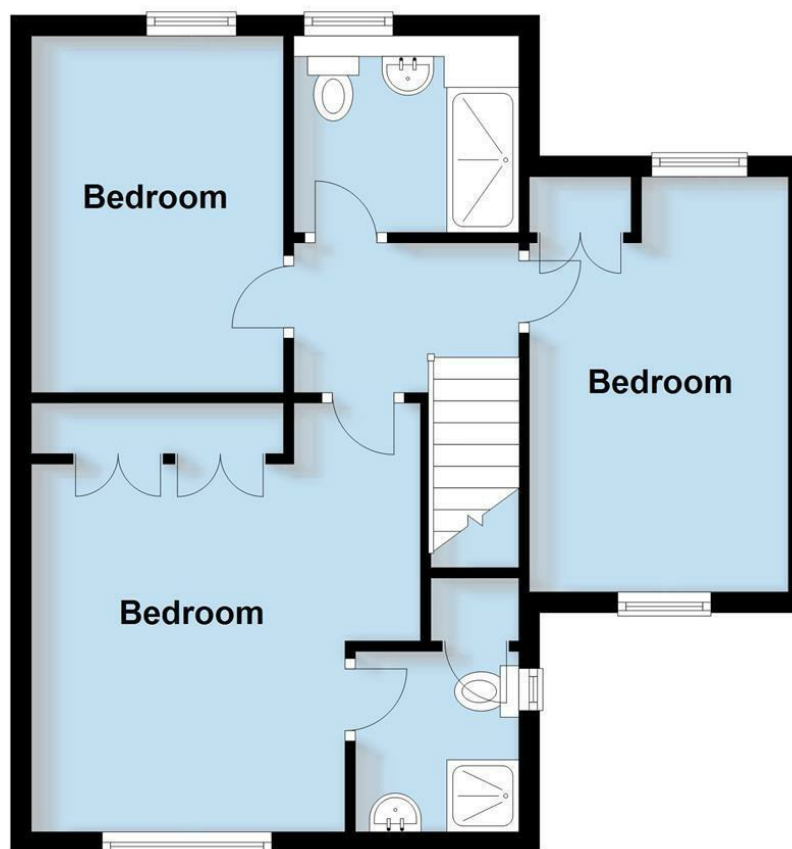
## Ground Floor

Approx. 36.6 sq. metres (393.8 sq. feet)



## First Floor

Approx. 47.1 sq. metres (507.4 sq. feet)



Total area: approx. 83.7 sq. metres (901.2 sq. feet)

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