



ehB
RESIDENTIAL

Your Property - Our Business

14, Sycamore Grove, Warwick

Price Guide
£260,000



This 1960s mews house is quietly situated within a cul-de-sac fronting an open area of green and with the benefit of vehicular rear access to a detached garage and is convenient for easy access to both Warwick and Leamington Spa town centres. The accommodation which requires some modernisation affords: Entrance porch and hall, living room, dining room, kitchen and rear lobby, three bedrooms, shower room and a front and rear garden. Energy rating D. NO UPWARD CHAIN.

Location

Sycamore is situated in the popular area of Spinney Hill. There are local amenities close by and regular bus services into Warwick which is 1.5 miles away and Leamington Spa which is 2 miles away.

Approach

Through uPVC double glazed entrance door into:

Entrance Porch

With a further entrance door leading to:

Entrance Hall

Under stairs storage cupboard, radiator, wall-mounted thermostat control point, staircase rising to First Floor. Doors to:

Living Room

19'4" x 10'11" (5.91m x 3.34m)
Projecting chimney breast with marble surround fireplace, radiator and a double-glazed bay window to the front aspect.

Dining Room

9'8" x 8'5" (2.96m x 2.58m)

Radiator, wall-mounted Vaillant gas-fired boiler and double-glazed patio doors provide access to the rear garden.

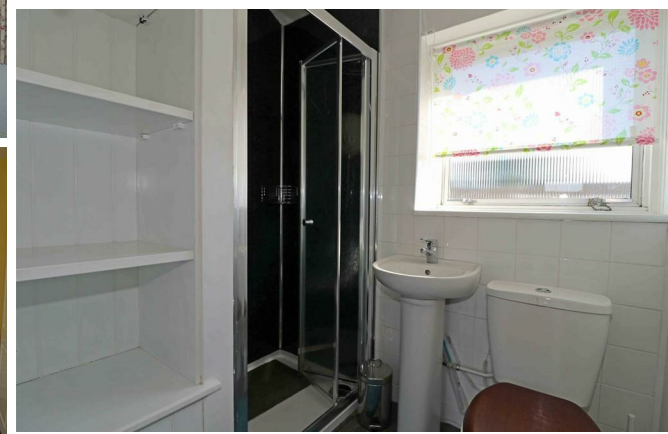
Kitchen

11'10" x 7'8" (3.61m x 2.34m)

Base and eye level units with worktops, tiled splashbacks, and inset single drainer sink unit with mixer tap. Space for cooker, space for upright fridge/freezer, space and plumbing for washing machine. Double-glazed window to side aspect and a half-glazed casement door to:

Rear Entrance Lobby

Window and part glazed casement door to the rear aspect and garden.



Bedroom One

9'10" x 9'4" (3.00m x 2.87m)

Built-in bedroom furniture, radiator and a double-glazed window to the front aspect.

Bedroom Two

11'0" x 9'9" (3.37m x 2.99m)

Radiator, built-in wardrobes, dressing table and a double-glazed window to the rear aspect.

Bedroom Three

7'6" x 6'8" (2.30m x 2.04m)

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

Shower Room

Shower enclosure with Mira shower. WC, pedestal wash hand basin, storage/display shelving, chrome heated towel rail and window to the rear aspect.

Outside

There is an open-plan lawned front garden with a pathway leading to the entrance door.

Rear Garden

Laid to paved, outside tap, enclosed on all sides, gated rear pedestrian access, door to:

Garage

15'10" x 10'0" (4.85m x 3.07m)

Having an up-and-over door, power and light and two windows.

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, we cannot give warranties in these respects. Interested parties are invited to make their own enquiries.

Council Tax

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

Postcode

CV34 5TL

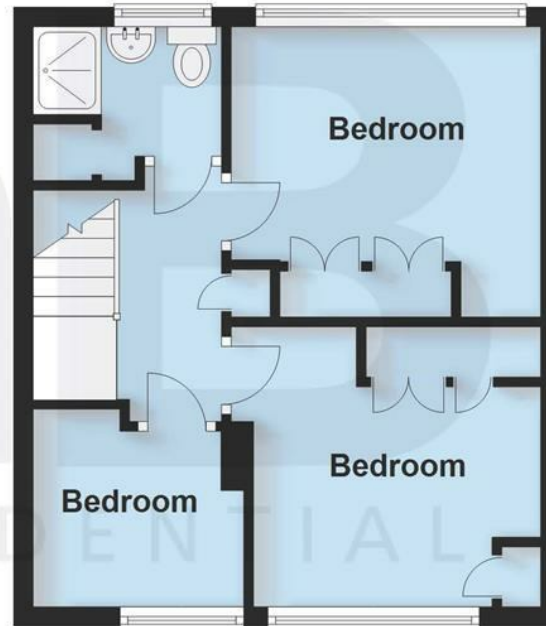
Ground Floor

Approx. 48.1 sq. metres (517.7 sq. feet)



First Floor

Approx. 31.2 sq. metres (335.6 sq. feet)



Total area: approx. 79.3 sq. metres (853.3 sq. feet)

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

Your Property - Our Business

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

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

01926 499540 ehbresidential.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		68	
(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