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40, Faulconbridge Way, Warwick Gates, Warwick

Price Guide
£250,000



This spacious, two-bedroom mews house is in a quiet and pleasant location within this highly sought-after residential development. The accommodation includes an entrance hall, guest cloakroom, fitted kitchen, spacious living room, bathroom, gas heating, double glazing, enclosed rear garden, and allocated parking spaces. It has an energy rating of D and is sold with NO UPWARD CHAIN.

Location

Warwick Gates provides a variety of convenient amenities for daily needs, including several shops, the Nuffield Medical Centre and Health Club, and a new modern primary school. It is easily accessible to facilities in both Leamington Spa and Warwick, as well as excellent local

road links, including those to neighbouring centres and the Midland motorway network, notably the M40.

Approach

Tiled Canopy Porch with a double-glazed sealed unit entrance door into:

Entrance Lobby

The staircase rises to the first-floor landing and opens to the living room and kitchen. Door to:

Cloakroom

Comprising WC, wash hand basin, radiator and a double glazed window.

Living Room

16'1" x 12'2" (4.92m x 3.72)

The property has a wood-effect floor, two radiators, and under-stairs storage. It has double-glazed windows on both the front and rear aspects, and double-glazed French doors provide access to the rear garden.

Fitted Kitchen

8'11" x 8'0" (2.73m x 2.46m)

Range of matching eye and base units, worktops, fitted splashbacks, and single drainer sink unit. Built-in electric oven with four-ring gas hob with extractor unit over. Space and plumbing for washing machine, space for upright fridge/freezer. Wall-mounted Vaillant combi boiler and a double-glazed window to the rear aspect.



First Floor Landing

Access to roof space. Built-in shelved cupboard and a double-glazed window. Doors to:

Bedroom One

10'8" x 9'7" min (3.26m x 2.94m min)

Built-in double-door wardrobes provide hanging rail and shelving, a radiator, and a double-glazed window overlooking the garden.

Bedroom Two

10'3" x 8'3" (3.13m x 2.52m)

Built-in double door wardrobes providing hanging rail and shelving, radiator, double glazed windows to rear and front aspects.

Bathroom

The bath is complemented by a Mira shower over and glazed shower screen, a pedestal wash hand basin, and a WC. Radiator, extractor fan, vanity light and shaver point and a double-glazed window.

Outside

The property has two allocated parking spaces located at the rear of the property and there is also a visitor's parking space.

Garden

Paved directly to the rear of the property, a lawned area with raised decking at the rear, enclosed on all sides, with gated side pedestrian access leading to the parking.

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 while we believe them to be in satisfactory working order, we cannot give warranties in these respects. Interested parties are invited to make their own inquiries.

Council Tax

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

Postcode

CV34 6EU

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

Ground Floor



First Floor



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		87
(81-91) B		
(69-80) C	67	
(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