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RESIDENTIAL

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78, William Tarver Close, Warwick

£199,500



This very well presented and much improved modern one bedroom corner house with open plan sitting room and kitchen with appliances, conservatory, double bedroom with built-in wardrobes, bathroom with shower, enclosed garden and allocated parking space. Ideally located close to St Nicholas Park and easily accessible to both Warwick and Leamington Spa town centres.

Location

This rarely available One Bedroom house is located less than 200 metres from St Nicholas Park and its amenities. It is within walking distance from the local supermarket, Warwick train station and hospital. It also

offers regular bus routes from Emscote Road which can take you to the Warwick or Leamington centres within 10 minutes. You can also access the Grand Union Canal which offers scenic routes to both Leamington and Warwick. If you wish to commute further it is a short drive to the M40 and A46 which can take you to Coventry, Birmingham, Stratford Upon Avon, and direct routes to the rest of the Midlands.

Sitting Room

15'7" x 13'0" (4.76 x 3.96)

'Overall measurements for the lounge include the sitting room and kitchen'

Open wood effect flooring, storage heater, and open tread staircase to the first floor.

Offers access to:

Kitchen

A range of base and eye level units, single drainer stainless steel sink unit and mixer tap, patterned tiled splashbacks. Inset electric hob and built-in cooker. Space for a Washer dryer, and Fridge freezer. Wall heater. Double-glazed window to front aspect

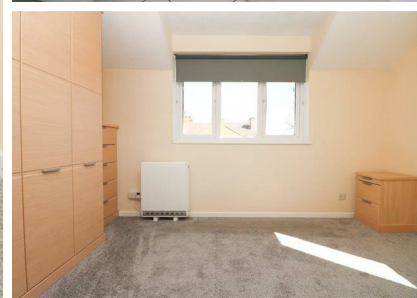
Conservatory

9'1" x 7'10" (2.78 x 2.39)

Through sliding double-glazed doors offer a natural-lit space with double-glazed windows and a rear door allowing view and access to the rear garden.

First Floor Landing

Storage cupboard and access to:



Bedroom

13'0" x 8'1" (3.95 x 2.47)

Excellent range of built-in furniture. storage heater. Double-glazed window and views to St Nicholas Park.

Bathroom

White suite. Bath with Triton Martinique shower over, curtain and screen plus walls tiled around the splash areas. Pedestal wash hand basin. Close coupled w.c. Wall heater. Double glazed window.

Garden

Most attractive well-stocked enclosed low maintenance rear garden.

Parking

very rare paved private parking spot located at the rear of the garden

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 to the property except gas. 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 any warranties in these respects. Interested parties are invited to make their own inquiries.

Council Tax

The property is in Band "B"- Warwick District Council

Postcode

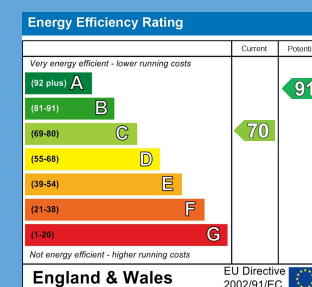
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