



**ehB**  
RESIDENTIAL

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7 Vine Court, Vine Lane, Warwick

Asking Price  
£295,000





The modern townhouse is arranged across three floors. The ground floor features an entrance hallway and a utility room equipped with storage and space for fitted appliances, with the back door leading to the carport. The first floor includes the lounge, kitchen, a modern central bathroom, a bedroom, and a dining room/bedroom three. The second floor contains the master bedroom, which has a modern en-suite, along with a study area on the landing. Outside, there is no garden as such; however, ample parking is available leading to the carport area at the rear of the property. Energy rating D.

This property is being offered with no chain and would be perfect for a first-time buyer or as a buy-to-let investment. Prompt viewing is advised.

#### Location

Vine Lane is conveniently situated within walking distance of all amenities including Warwick Town centre, Warwick Hospital and nearby Warwick Railway Station. Warwickshire's County Town is world-famous for its magnificent castle and historic charm. The motorway network is immediately available at Junction 15 of the M40 at Longbridge Island, two miles to the south of the town centre providing easy access to the north and south.

#### Approach

Through composite and double glazed obscure glass window front door to:

#### Entrance Hall

Radiator, staircase rising to First Floor Landing, double glazed window to front aspect. Door leading to Carport and:

#### Utility Room

9'4" x 4'8" (2.85m x 1.43m)

Base level cupboards with complementary worktop and single drainer sink unit with mixer tap. Space and plumbing for washing machine, space for upright fridge, radiator, double glazed obscure glass window to front aspect.

#### First Floor Landing

Staircase rising to Second Floor Landing, double glazed window to side aspect. Doors to:

#### Bathroom

Matching suite comprising floating effect wash hand basin with mirrored storage, WC, panel bath with mixer tap and shower system attachment. Fully decorative tiled, wood effect flooring, heated towel rail, double glazed obscure glass window to rear aspect.





#### Lounge

11'10" x 11'1" (3.63m x 3.40m)

Radiator, two double glazed windows to front aspect.

#### Dining Room

8'5" x 7'5" (2.59m x 2.28m)

Wood effect flooring, double glazed bay windows to front aspect.

#### Kitchen

8'5" x 7'4" (2.58m x 2.26m)

Range of matching base and eye-level units with complementary worktops and tiled splashbacks. Single sink with mixer tap, Integrated Hotpoint electric oven and grill with Hotpoint black four-ring gas hob and hidden extractor fan above, radiator. Double-glazed windows to the front aspect.

#### Bedroom Two

9'3" x 8'5" (2.83m x 2.57m)

Radiator, double glazed window to rear aspect.

#### Small Second Floor Landing

Double glazed window to front aspect. Doors to:

#### Bedroom One

14'9" x 14'0" (4.50m x 4.28m)

Radiator, built-in cupboard and wardrobe storage, angled ceiling, double glazed window to front aspect. Door to:

#### En-Suite

Matching suite comprising WC with built in cistern, wash hand basin with storage below, walk in shower enclosure with shower screen. Fully decorative tiled walls and heated towel rail, wood effect floor

#### Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

#### Services

All mains services, including gas, are understood to be connected to the property. NB We have not tested the heating system, domestic hot water system, kitchen appliances, or other services, and while we believe 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 Council Tax Band "D" - Warwick District Council

#### Postcode

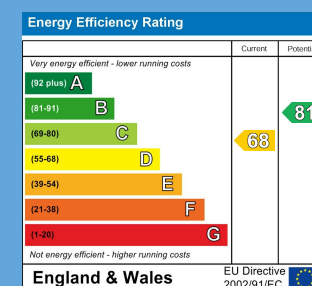
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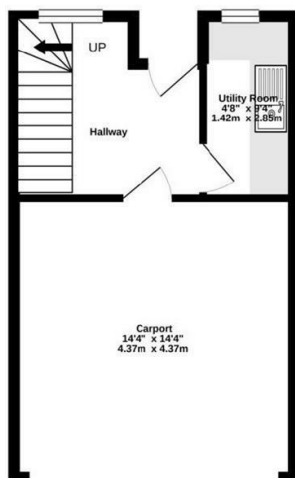
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Warwick  
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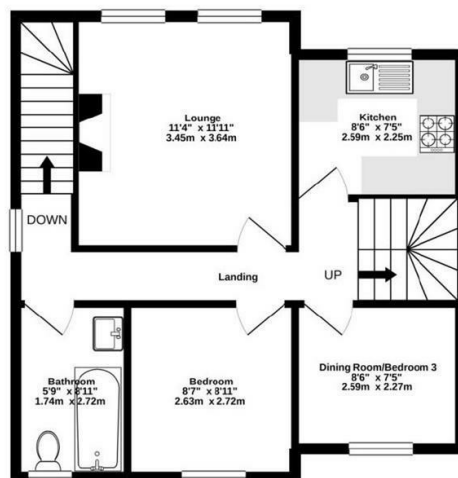


Also at: Leamington Spa, Somerset House,  
Clarendon Place, Royal Leamington Spa CV32 5QN

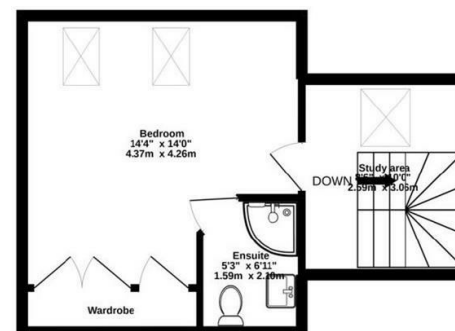
Ground Floor  
331 sq.ft. (30.7 sq.m.) approx.



1st Floor  
505 sq.ft. (46.9 sq.m.) approx.



2nd Floor  
318 sq.ft. (29.5 sq.m.) approx.



TOTAL FLOOR AREA : 1153 sq.ft. (107.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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