







This traditional mid-terrace offers spacious three-bedroom accommodation set in generous gardens with ample off-road parking to the front. The property briefly comprises: reception area, entrance hall, spacious living room, fitted kitchen, enclosed side passage with WC, gas heating, double glazing, and a modern bathroom. Energy rating D NO UPWARD CHAIN.

#### Location

Warwick town centre is within a quarter of a mile, offering shopping, social and cultural amenities and easy access to the A46, junction 15 of the M40 motorway and Warwick Parkway rail station, providing excellent commuter links.

#### Approach

Through a double-glazed entrance door with a window to the front aspect to:

#### Reception Area

With a part-glazed door, the enclosed side passage and a further door to the:

#### Entrance Hall

Under stairs storage cupboard, staircase rising to First Floor Landing and door to the:

#### Living Room

18'11" x 10'6" (5.79m x 3.22m)

Having an attractive fireplace with inset electric fire, radiator, double glazed window to front aspect, double glazed patio doors provide access to the rear garden and a door to:

#### Fitted Kitchen

12'0" x 9'1" (3.67m x 2.78m)

A range of base and eye-level units with complementary worktops and tiled splashbacks, with a single drainer sink unit with a mixer tap. Integrated electric oven and grill with stainless steel four-ring gas hob with an extractor unit above. Space for fridge/freezer, space and plumbing for washing machine, radiator, and a double-glazed window to the rear aspect.

#### Enclose side passage

With a useful Store Room, double glazed casement door to the rear garden and a further door to:

#### WC

Modern white Low-level WC, quarry tiled floor and a double-glazed window.





#### First Floor Landing

Access to roof space via a hatch and ladder, shelved storage cupboard and doors to:

#### Bedroom One

11'3" x 9'3" (3.45m x 2.82m)

Built-in storage space, radiator, and double-glazed window to the rear aspect.

#### Bedroom Two

11'3" x 9'6" (3.43m x 2.92m)

Built-in storage cupboard with hanging rail and shelving, radiator, and double-glazed window to the rear aspect.

#### Bedroom Three

9'2" x 7'8" (2.80m x 2.36m)

Radiator, built-in storage cupboard, double glazed window to front aspect.

#### Bathroom

Modern suite comprising WC with concealed cistern, hand wash basin with mirror over and storage below, P-shaped bath with chrome taps and shower attachment, glass shower door, and fully tiled around the bath area, tiling to half height around walls, radiator, tiled flooring and a double glazed window to the front aspect.

#### Outside

To the front of the property is a double-width paved driveway.

#### Good Sized Garden

Which is a particular feature of the property. Primarily laid to lawn with an abundance of mature shrubs and hedging. There is a greenhouse and a brick-built garden store with a window.

#### 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. 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 Council Tax Band "C" - Warwick District Council

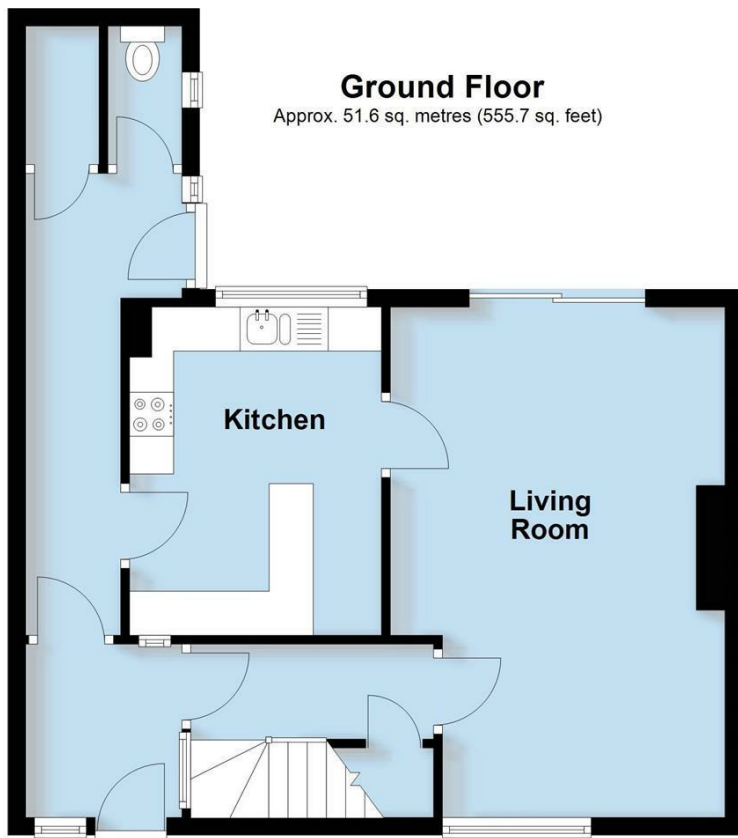
#### Postcode

CV34 6JQ

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- Land and New Homes Agents •

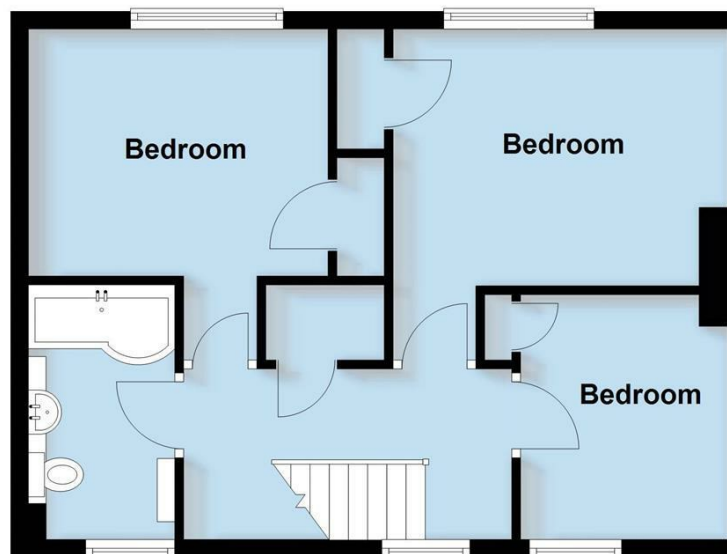
## Ground Floor

Approx. 51.6 sq. metres (555.7 sq. feet)



## First Floor

Approx. 46.0 sq. metres (494.8 sq. feet)



Total area: approx. 97.6 sq. metres (1050.6 sq. feet)

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) <b>A</b>		<b>82</b>
(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>		<b>67</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