







This traditional Semi-detached property offers spacious three-bedroom accommodation set in generous gardens with ample off-road parking to the front. The property briefly affords: Entrance hall, lounge, dining room, kitchen, two double bedrooms and one single room, family bathroom. 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 wooden front door with stained glass window and porch way into:

#### Entrance Hall

Staircase rising to First Floor Landing, radiator. Doors to:

#### Lounge

14'0" x 10'11" (4.27m x 3.35m)

Enclosed fireplace, radiator, window to front aspect. Door to:

#### Dining Room

10'11" x 10'9" (3.35m x 3.30m )

Radiator, double glazed window to rear aspect. Door to:

#### Kitchen

10'11" x 9'8" (3.35m x 2.97m)

Matching range of base and eye level units with complimentary worktops and splashbacks with stainless steel double sink unit with chrome mixer tap. Integrated

oven and grill, four ring gas hob with extractor unit above, space and plumbing for washing machine, Pantry Cupboard. Door leading to rear garden and window to rear aspect.

#### First Floor Landing

Access to loft, double glazed window to side aspect.

Doors to:

#### Bedroom One

11'3" x 10'4" (3.43m x 3.15m)

Radiator, storage cupboard housing the Combi boiler, window to rear aspect.

#### Bedroom Two

13'6" x 10'0" (4.14m x 3.05m )

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



### Bedroom Three

9'3" x 7'4" (2.84m x 2.26m)

Radiator, double glazed window to front aspect.

### Bathroom

Matching white suite comprising low level WC, pedestal wash hand basin, panelled bath with electric shower system and complementary tiling to walls, tiling to floor, window to rear aspect.

### Outside

#### To The Front

Large paved driveway, turfed front lawn and mature hedging.

#### To The Side

Side passage accessible via Kitchen with cupboard

storage space to the rear garden and further Storage Room.

### Rear Garden

Layered decked seating area with fully turfed lawn and paved walkway, fenced on all three sides.

### 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 inquiries.

### Council Tax

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

### Postcode

CV34 6JH



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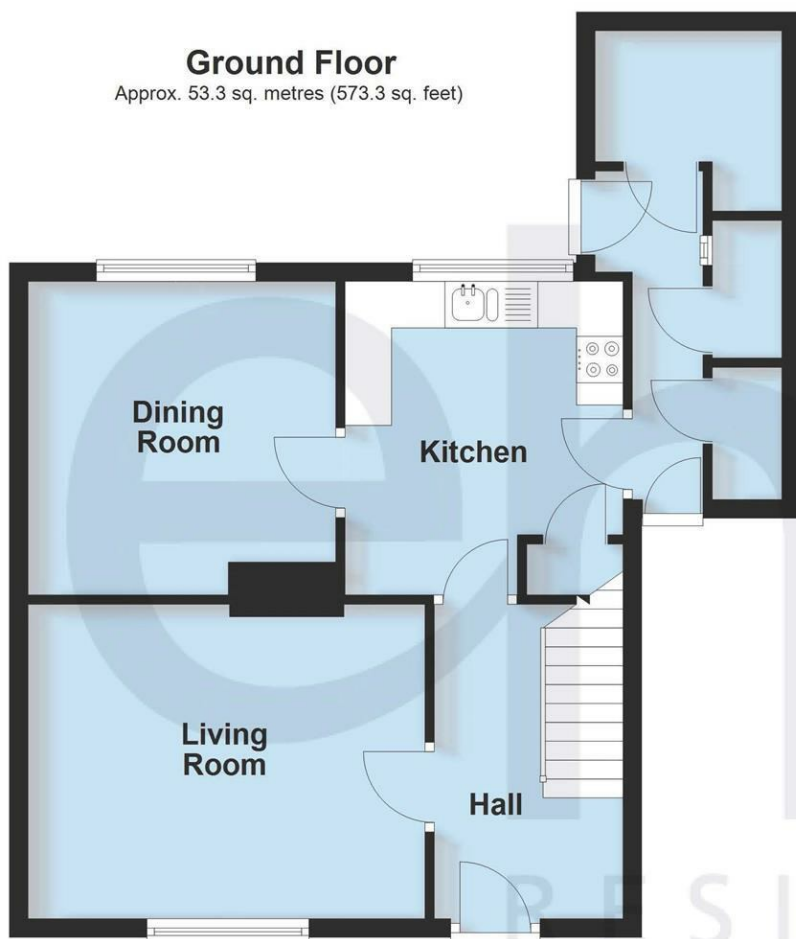
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not 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

### Ground Floor

Approx. 53.3 sq. metres (573.3 sq. feet)



### First Floor

Approx. 44.3 sq. metres (476.6 sq. feet)



Total area: approx. 97.5 sq. metres (1049.9 sq. feet)

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