







This three-bedroom semi-detached property is located conveniently within walking distance of Warwick Town Centre, Warwick Hospital, and nearby Warwick Railway Station. The accommodation, which requires finishing, is arranged as follows: Entrance hall, Living room, dining room, fitted kitchen with a host of appliances, three good bedrooms, and a modern bathroom. To the front, there is a good-sized front garden with off-road parking, and to the rear is a well-proportioned garden with side access to the front. The property is offered with no upward chain.

Location

Vine Lane is conveniently situated within walking distance of all amenities, including Warwick Town Centre, Warwick Hospital and nearby Warwick Railway Station.

Approach

Paved walkway, entrance door with large double-glazed windows,

Entrance Hall

Wood effect flooring, under stairs storage space, staircase rising to First Floor Landing, radiator, ceiling spotlights. Doors to Lounge and Kitchen.

Kitchen

10'11" x 6'5" (3.33m x 1.96)

Range of wood effect vinyl finish base and white gloss fronted eye level units with complimentary stone effect worktop and splashbacks, double inset stainless steel sink unit with mixer tap. Space for freestanding fridge/freezer, integrated washer/dryer, integrated

dishwasher, electric oven and induction hob with stainless steel extractor unit above. Wood effect flooring, recessed spotlights and double glazed window to side aspect.

Lounge

18'8" x 15'10" (5.7m x 4.85)

Fireplace with wooden mantel over, wood effect flooring, two radiators, recessed ceiling spotlights. Double glazed windows to rear aspect, double glazed sliding patio doors to rear aspect and garden.

First Floor Landing

Double glazed window to side aspect. Doors to Bedrooms and Bathroom.

Bedroom One

14'1" x 9'6" (4.31m x 2.91m)

Radiator, double glazed window to rear aspect.













Bedroom Two

12'8" x 9'6" (3.87m x 2.91m)

Built-in storage cupboard housing the Valiant combination boiler, radiator, double glazed window to front aspect.

Bedroom Three

10'9" x 8'9" (3.3m x 2.69m)

Access to loft space being fully insulated but not boarded. Radiator and double glazed window to rear aspect.

Bathroom

Matching suite comprising low flush WC, pedestal wash hand basin with stainless steel mixer tap. Panel bath with shower attachment over, glazed shower door. Wood effect flooring, decorative tiled splashbacks, two heated towel rails, ceiling light point, ventilation unit to wall, double glazed windows to side aspect.

Garage

With an electric roller door.

To The Front

Part paved and gravel driveway providing car parking for several vehicles. Small maintained front lawn, patio space with access to rear pedestrian access and rear garden.

To The Rear

A well-proportioned rear garden with patio area, accessible through the sliding lounge doors and private side access to the front.

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, cannot give warranties in these respects. We have been informed that in 2020, the property underwent some updating, with a new boiler, consumer unit, and wiring. For more details, please speak to the agents. Interested parties are invited to make their own inquiries.

Council Tax

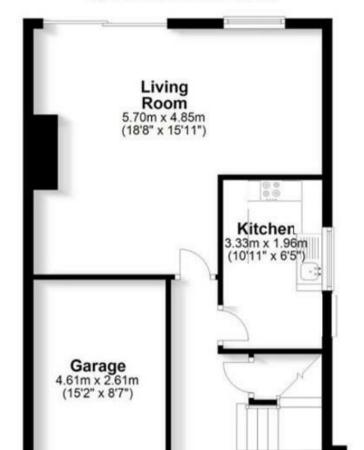
The property is in Council Tax Band "C" - Warwick District Council

Postcode

CV34 5BD

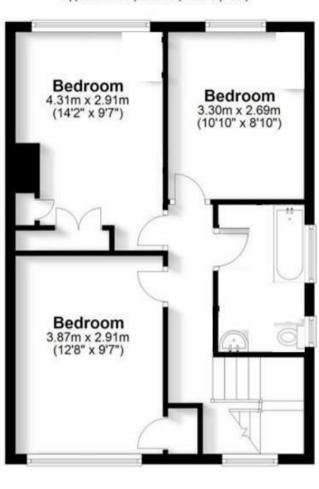
Ground Floor

Approx. 54.8 sq. metres (589.4 sq. feet)



First Floor

Approx. 47.4 sq. metres (509.8 sq. feet)



Total area: approx. 102.1 sq. metres (1099.3 sq. feet)

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

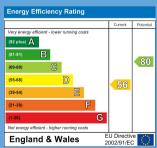


Your Property - Our Business

Residential Estate Agents
Lettings and Property Managers

Land and New Homes Agents •

Warwick Office 17-19 Jury St, Warwick CV34 4FI



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

IMPORTANT NOTICE ehB Residential for themselves and for the Vendors of this property, whose agents they are, give notice that: 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchassers and do not constitutely and for contract. Prospective purchassers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good raith, and are believed to be correct, but any intending purchassers should not error persentations or fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of ehB Residential has any authority to make or give any representations or warranty whatever in relation to this property on behalf of ehB Residential, nor enter into any contract on behalf of ehB Residential, nor enter into any contract to behalf of the Sesidential, nor enter into any contract the contract this object in the property on behalf of ehB Residential, nor enter into any contract the contract this object in the property on behalf of ehB Residential, nor enter into any contract the property on behalf of ehB Residential, nor enter into any contract the properties of each of them. 3. No person in the employment of ehB Residential has any authority to make our sales and the property on behalf of ehB Residential, nor enter into any contract the properties of each of them. 3. No person in the employment of ehB Residential has any authority to make our sales and the property on behalf of ehB Residential, nor entering the property on behalf of ehB Residential, nor entering the property on behalf of ehB Residential, nor entering the property on behalf of ehB Residential, nor entering the property on behalf of ehB Residential, nor entering the property on behalf of ehB Residential, nor entering the property on behalf of ehB Residential, nor entering the pr