



3 Bedroom House - Semi-Detached
located on Talbot Drive, Warwick
Offers Over £435,000

UP Estates



**** SOUTH FACING GARDEN - THREE DOUBLE BEDROOMS, TWO BATHROOMS & WC - TUCKED AWAY ON A QUIET ROAD NEXT TO OPEN FIELD - NHBC WARRANTY REMAINING **** This high-spec semi-detached home is now available for purchase! Ideally positioned on a quiet road, next to open field making it fantastic for families or dog walkers alike. The property itself, built by the well regarded builder 'David Wilson Homes' in 2022 very briefly comprises; two car driveway, entrance hall, WC, living room with cupboard, lobby, kitchen diner boasting integrated; gas hob, extractor, oven, fridge freezer, sink and space for appliances/furnishings. There is also a landscaped south facing garden with gated side access, decked seating area with pergola, planted borders, and further tiling/lawn. On the first floor off of the landing are two well proportioned double bedrooms with integrated wardrobes and the family bathroom. On the second floor there is an impressively sized further bedroom boasting ensuite shower room, integrated wardrobes and dual aspect windows. Call now to secure a viewing!

LOCATION

Lower Heathcote park offers an abundance of local amenities on your door step including Heathcote primary school and Little Pioneers day nursery on site, Coop incorporating Deli & Co with outdoor seating area, Harbury Catch Fish and Chip Shop with alfresco dining and outdoor seating, Bewitched Coffee shop (which is dog friendly), Dentist and Skincare Clinic as well as Pharmacy all on site! There are also several bus stops throughout with a bus running approx. every 20 minutes. Access to Leamington and Warwick is easy in both directions being located on the border of both and access to the M40 is within a couple of minutes' drive.

IMPORTANT NOTE TO PURCHASERS

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

Offers Over £435,000

- BEAUTIFULLY PRESENTED SEMI-DETACHED FAMILY HOME
- QUIET ROAD ON POPULAR DEVELOPMENT
- SOUTH FACING LANDSCAPED GARDEN WITH SEATING AREAS
- NEXT TO OPEN FIELD
- NHBC WARRANTY REMAINING
- THREE DOUBLE BEDROOMS





All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.



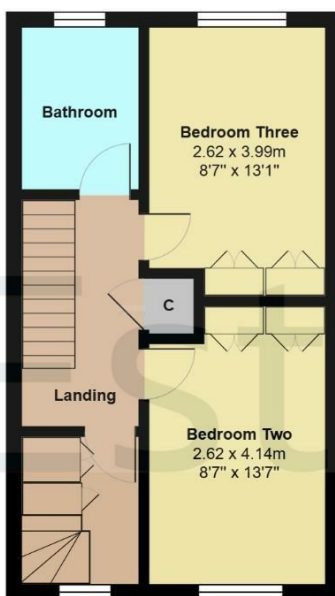
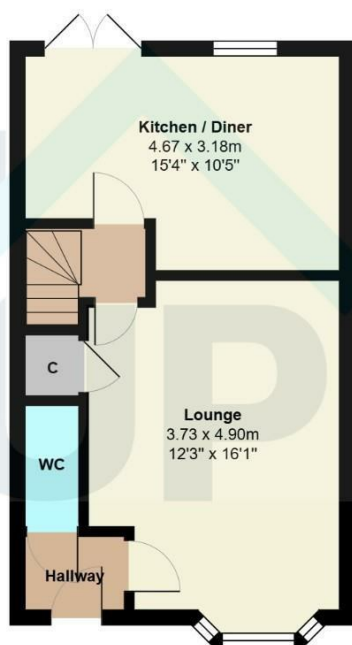
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Talbot Drive, Warwick





Total Area: 106.5 m² ... 1146 ft²

All measurements are approximate and for display purposes only

CONTACT

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