



 UP Estates



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2 Bedroom House - Terraced
located on Greville Road, Warwick
£260,000

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**** EXTENDED, DECEPTIVE FAMILY HOME - SURROUNDED BY AMENITIES - WALKING DISTANCE TO WARWICK HOSPITAL - TWO DOUBLE BEDROOMS - NO FORWARD CHAIN - GREAT FIRST TIME PURCHASE OR INVESTMENT ****

This is a fantastic opportunity to purchase a two double bedroom extended terraced home on Greville Road, Warwick within a great location ideal for hospital access & transport links. Very briefly comprising; entrance hall, large lounge diner, kitchen with integrated sink. gas hob, extractor & dishwasher. Followed by the extended sun room. On the first floor there are two double bedrooms with integrated wardrobes, and a well appointed bathroom with shower over bath. To the front is a block paved frontage and the rear is a courtyard garden with gated access. The property benefits from having no forward chain.

LOCATION

Situated on Greville Road, the property benefits from being midway between Warwick & Leamington Spa town centres. Positioned 1 mile from Warwick Hospital (circa 20 minute walk). The property also benefits from Warwick Train station being within 1.1 miles with a route direct to London Marylebone and Birmingham. Additionally, there are local amenities such as a Morrisons store and Post Office nearby. Local catchment schools are also sought after.

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

£260,000

- NO FORWARD CHAIN
- WALKING DISTANCE TO WARWICK HOSPITAL
- SPACIOUS LOUNGE DINER & EXTENDED SUN ROOM
- SURROUNDED BY AMENITIES
- TWO DOUBLE BEDROOMS
- GARDEN WITH GATED ACCESS





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.



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.

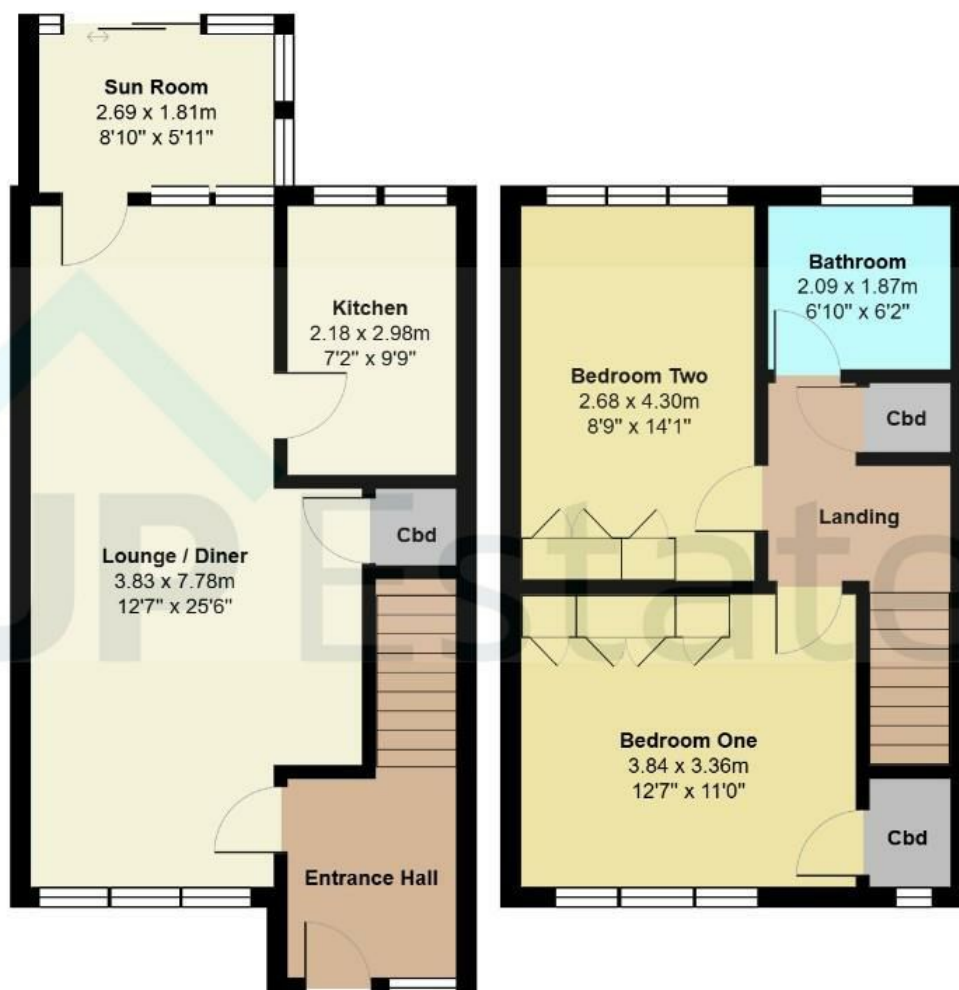
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Greville Road, Warwick





Total Area: 84.1 m² ... 905 ft²

All measurements are approximate and for display purposes only

CONTACT

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