

**LYNNON FIELD, WARWICK CV34 6DH**



**A CRACKING STARTER HOME, LOCK UP AND LEAVE OR RENTAL PROPERTY. THERE HAS BEEN EXTENSIVE IMPROVEMENT AND RENOVATION ON THIS TWO BED, TWO BATH PROPERTY WITH NOTHING MORE TO DO BUT MOVE IN!**

**OFFERED WITH NO UPWARD CHAIN AND BENEFITTING FROM TWO PARKING SPACES. CALL THE WARWICK OFFICE TODAY TO BOOK YOUR VIEWING.**

- **Completely Renovated**
- **Ground Floor Double Bedroom with En-Suite Shower Room**
- **First Floor Double Bedroom with Fitted Wardrobes**
- **Modern Open Plan Living Kitchen Dining Room**
- **Two Parking Spaces**
- **No Upward Chain**
- **Freehold Property**
- **EPC - C**

**2 BEDROOMS**

**PRICE GUIDE £265,000**

A fabulous, two double bedroom, freehold coach house with two parking spaces and presented in fabulous condition throughout.

The current owner has created a bedroom and en-suite shower room on the ground floor, making this now a two bed two bathroom property. With two parking spaces this would be a great property for sharers, first time buyers, investors or bolt hole buyers.

You walk in through your own front door to an entrance vestibule which gives access to the first of two double bedrooms, this one benefits from a newly fitted, en-suite shower room.

Stairs lead up from the entrance vestibule to the first floor landing. From here is the open plan kitchen, living dining room, the second double bedroom and a bathroom. Outside to the rear are two parking spaces.

Within walking distance of this property is a parade of shops and takeaways, a pub, doctors surgery and a pharmacy.

Warwick town centre is only a twenty minute walk and the A46 and M40 are easily accessible.

### **Entrance**

Entrance to the property is via a composite front door which leads in to the entrance vestibule. Having wood effect, parquet, cushioned flooring and neutral décor to walls and ceiling, gas central heating radiator, light point to ceiling, carpeted stairs lead up to the first floor landing and a white painted wooden door leads in to the ground floor bedroom.

### **Ground Floor bedroom 13'3" x 8'10" (4.047m x 2.703m)**

Being carpeted to floor and having neutral décor to walls and ceiling, obscure glazed, double glazed window to rear elevation, LED spotlights to ceiling, gas central heating radiator, electric sockets and a phone point. White painted door leads in to the en-suite shower room.

### **En-Suite Shower Room**

Being tiled to floor and walls to ceiling height, white LED spotlights and extractor to ceiling to ceiling, This newly installed shower room is fitted with a chrome heated towel rail, vanity unit with white basin with chrome hot and cold mixer tap and two large drawers below, sensor light up mirror above, corner walk in shower with chrome shower controls and attachments and a built in toilet with chrome flush plate.

From the entrance vestibule carpeted stairs lead up to the first floor landing where there is a continuation of the carpet and décor, double glazed window to rear elevation with gas central heating radiator below, light point to ceiling and white painted doors leading in to all rooms.

### **Open Plan Kitchen Living Dining Room 17'8" x 14'2" (5.386m x 4.340m)**

The kitchen area has wood effect, parquet flooring and is newly fitted with a modern, soft grey fronted kitchen with a melamine work surface. New appliances of under counter fridge and freezer, electric oven with a ceramic hob over with extractor above, stainless steel one and a half bowl sink with matching drainer and chrome hot and cold mixer tap, Valliant gas central heating boiler. There is space and plumbing for a washing machine, light point to ceiling, a tiled splash back in a subway tile and there is a double glazed window to rear elevation above sink position. Various electric sockets and fused switches.

In the living area the flooring is carpeted and there are two gas central heating radiators, a double glazed window to front elevation and a light point to ceiling. Electric sockets, TV point and a phone point.

### **Bedroom 9'6" x 10'8" (2.921m x 3.255m)**

Accessed from the landing and having a continuation of the carpet and décor, double glazed window to front elevation, gas central heating radiator below, light point and loft access to ceiling, electric sockets, TV point and a phone point, double fitted wardrobe and an airing cupboard which houses the lagged hot water tank.

**Bathroom**

Being tiled to floor and walls to half height around sink and toilet and full height around the bath and shower. Obscure glazed double glazed window to rear elevation, gas central heating radiator, light point and extractor to ceiling and fitted with a white pedestal wash hand basin with chrome hot and cold mixer tap, shaver point and motion sensor light up mirror over, white low level WC and a white bath with a chrome hot and cold mixer tap and a Triton electric shower fitted.

**Outside**

A really useful storage cupboard accessed via a lockable composite door and having light and power. The water meter and fuse box is located in here.

There are two allocated parking spaces with the property.

**Services**

All mains services are believed to be connected.

**Tenure**

We believe the property to be Freehold. The agent has not checked the legal status to verify the Freehold status of the property. The purchaser is advised to obtain verification from their legal advisers.

**Council Tax**

We understand the property to be Band B.

**Viewing**

Strictly by appointment through the Agents on 01926 411 480.

**Special Note**

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

**Photographs**

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

**Disclaimer**

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute and part of an offer or contract. The seller does not take make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide; about the property is verified on inspection and also by your conveyancer.

**Management Department**

For all enquiries regarding rental of property, or indeed management of rented property, please contact Robert West on (01926) 438123

**Survey Department**

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance Valuations, together with Rent Reviews, Lease Renewals, and other professional property advice.

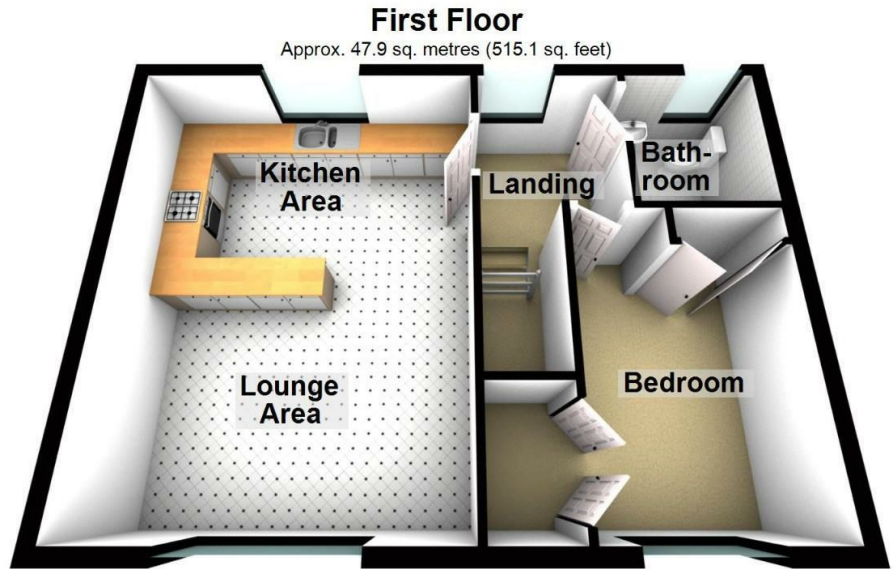
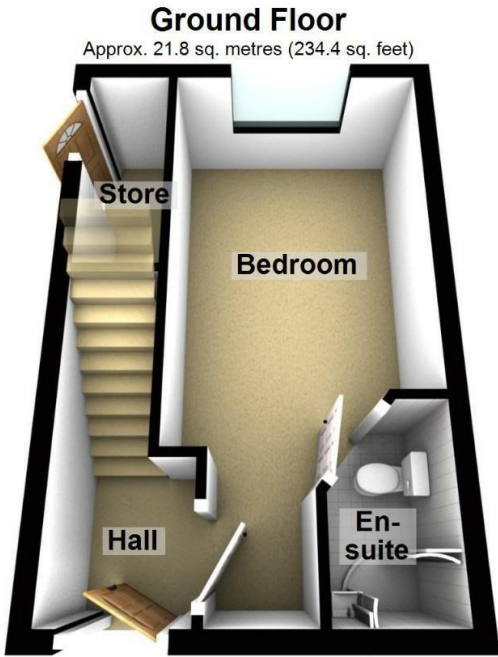
Hawkesford are also able to provide Energy Performance Certificates Telephone (01926) 438124.











Total area: approx. 69.6 sq. metres (749.5 sq. feet)  
**43 Lynnon Field, Warwick**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<div style="border: 1px solid black; padding: 2px; display: inline-block;">74</div>
(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>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</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>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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