



Connells

Wathen Road
WARWICK



Property Description

A charming two bedroom home with off road parking, garage and a generous rear garden. This lovely home has a lounge to the front with a fireplace, and an extended kitchen diner with good storage to the rear. There are two light and airy double bedrooms and a recently modernised family bathroom.

Wathen Road is a 15 minute walk into the historic Warwick town centre and its famous Warwick Castle. Warwick is a market town which offers a great selection of High Street & independent shops as well as a wide range of restaurants, bars and coffee shops. Warwick is a lively town which hosts an annual food and drink festival, weekend markets and other local events.

The location is perfect for travel links as it is a short drive to the M40 and Warwick Parkway park and only a short 15 minute walk to Warwick train station. It is also a 15 minute walk to Warwick hospital and is right next to St Michaels hospital, perfect for health care professionals looking for a short commute. There is also access to good schooling.

Entrance Hall

Tiled flooring.

Lounge

15' 2" x 10' 9" (4.62m x 3.28m)

Window to front, fireplace, store cupboard and carpeted flooring.

Kitchen Diner

17' 6" x 13' 10" (5.33m x 4.22m)

Fitted with a range of wall and base units with work surface over, space for fridge freezer, washing machine and dishwasher. Built in oven, electric hob and extractor fan. Tiled flooring, two windows to side and French door to rear.



Bedroom One

17' 10" x 10' 3" (5.44m x 3.12m)

Window to front and wooden flooring.

Bedroom Two

11' 10" x 10' (3.61m x 3.05m)

Window to rear and wooden flooring.

Family Bathroom

A recently updated bathroom with a rainfall shower over bath, WC, wash hand basin with storage, extractor fan, fully tiled and window to side.

Parking

Off street parking to front.

Rear Garden

Enclosed rear garden with patio area and outbuilding.

Garage

Up and over door with power and overhead lighting. Storage and shelving.

Vendor Notes

Roof was newly insulated in 2025.









Total floor area 68.1 m² (733 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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14 High Street
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EPC Rating: D Council Tax Band: B

Tenure: Freehold

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