



Connells

Morgan Close
Norton Lindsey WARWICK

Morgan Close Norton Lindsey WARWICK CV35 8JF

for sale
£159,489



Property Description

A fantastic opportunity to acquire this well-presented two bedroom shared ownership home, ideally situated on the popular Morgan Close. Offering spacious and versatile accommodation throughout, this lovely property is perfectly suited to first-time buyers looking to step onto the property ladder.

The ground floor comprises a modern fitted kitchen and a generous lounge diner, providing the perfect space for both everyday living and entertaining. To the rear, a bright conservatory overlooks the garden and creates an additional reception area to enjoy throughout the year.

Upstairs, the property benefits from two well-proportioned bedrooms and a family bathroom.

Externally, the home boasts an ample-sized rear garden with delightful views over neighbouring fields, offering a wonderful sense of openness and privacy. To the front of the property, there is convenient off-road parking.

Early viewing is highly recommended to fully appreciate the accommodation, outlook and location that this charming home has to offer.

Entrance Porch

Stairs rising to first floor and wood style flooring.

Lounge / Diner

18' 3" x 13' 1" (5.56m x 3.99m)

Window to front, wood style flooring and patio doors out to conservatory. Two electric radiators.

Kitchen

8' 10" x 7' 2" (2.69m x 2.18m)

Fitted with a range of base and wall mounted units with work surface over, sink and drainer, space for washing machine and fridge freezer. Electric hob, double oven, tiled flooring and window to rear.

Conservatory

9' 10" x 7' 9" (3.00m x 2.36m)

Doors to rear and carpeted flooring.

Landing

Loft access offering part boarded space with access via a ladder and light. The boiler is housed here also.

Bedroom One

13' 7" x 9' 3" (4.14m x 2.82m)

Window to front, electric heating radiator, carpeted flooring, built in wardrobes offering hanging and shelf storage cupboards.

Bedroom Two

9' 3" x 8' 10" (2.82m x 2.69m)

Window to rear, electric heating radiator and carpeted flooring.

Bathroom

White suite comprising a pedestal wash hand basin, low level W/C, shower over bath, fan heater and window to rear.

Rear Garden

Mainly laid to lawn with paved patio area. Fenced boundary and side access. The home benefits from two sheds (requires some maintenance) offering storage space.

Parking

Two tandem parking spaces to front. Visitors parking also available.

Vendors Notes

Housing Association - Bromford Housing.

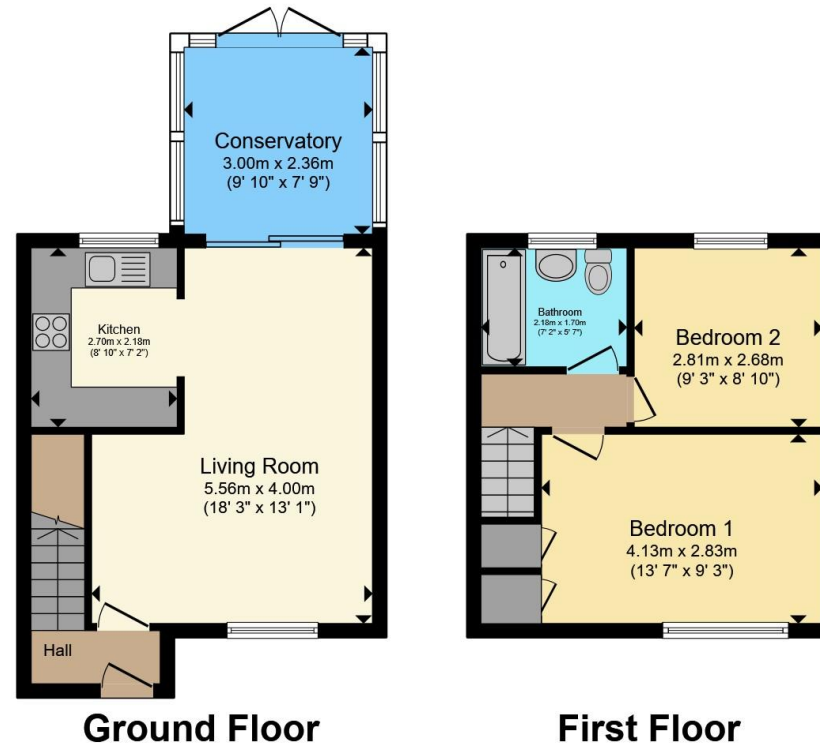
Buyers Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Total floor area 67.3 m² (724 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

T 01926 403308
E warwick@connells.co.uk

14 High Street
WARWICK CV34 4AP

EPC Rating: D Council Tax
Band: C

Service Charge: Ask
Agent

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WAR107791

This is a Leasehold property with details as follows; Term of Lease 125 years from 11 Feb 2022. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WAR107791 - 0006