





# Eborall Close Warwick CV34 5QA

for sale  
**£315,000**



## Property Description

This delightful home comes with a private front and rear, wrap around garden, off road parking and a garage. The property further benefits from no onward chain.

This lovely home in brief comprises, entrance porch leading through to the hall, spacious lounge through diner and separate kitchen. On the first floor there are two double bedrooms, one single bedroom and a family bathroom with a separate WC.

There is a gorgeous wrap-around- garden with plenty of mature plants and shrubbery, offering a picturesque and peaceful setting to enjoy your outdoor space.

The property is situated in the sought after Woodloes location and offers excellent travel links. For national commuters it is only a short drive to the M40 and Warwick Parkway park and ride train line for frequent visitors to London. The property is also just a couple of minutes walk away from the bus stop and has easy access to local shops and amenities including Co-Op supermarket, Stratwicks Pharmacy, a post office, Woodloes Tavern, BP garage and Priory Medical Centre.

Eborall Close is a 6 minute drive or 30 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.

## Entrance Hall

Carpeted flooring.

## Cloakroom

Wash hand basin and WC.

## Lounge

23' 7" x 13' 3" plus bay window ( 7.19m x 4.04m plus bay window )

Dual aspect windows, fireplace and carpeted flooring.

## Kitchen

13' 3" x 9' 6" ( 4.04m x 2.90m )

Fitted with a range of wall and base units with work surface over, space for washing machine, cooker and fridge freezer. Carpeted flooring and window to side.

## Landing

Carpeted flooring, loft hatch and airing cupboard.

## Bedroom One

11' 5" x 9' 11" ( 3.48m x 3.02m )

Window to rear, wardrobes, store cupboard and carpeted flooring.

## Bedroom Two

11' 3" x 10' 2" ( 3.43m x 3.10m )

Two windows to front, wardrobes and carpeted flooring.

## Bedroom Three

8' x 7' 4" ( 2.44m x 2.24m )

Window to rear and carpeted flooring.

## Family Bathroom

Window to side, shower, chrome towel radiator, tiled walls, WC and wash hand basin.

## Front Garden

Private mainly laid to lawn with mature shrubs and plants.

## Rear Garden

Mainly laid to lawn with various bedding plants, three sheds, side access and patio.

## Garage



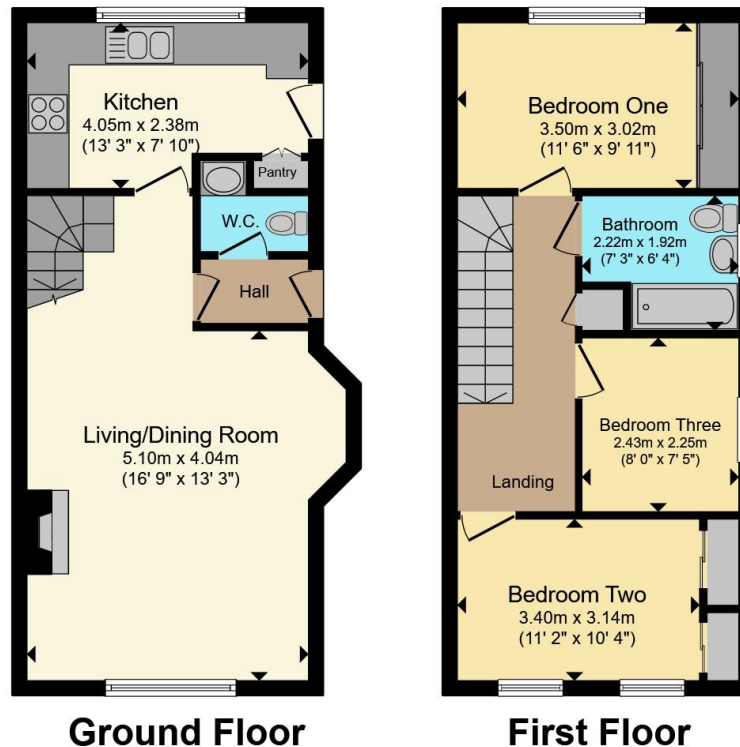












Total floor area 75.7 m<sup>2</sup> (815 sq.ft.) approx

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14 High Street  
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EPC Rating: Council Tax  
 Awaited Band: C

Tenure: Freehold

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Property Ref: WAR107519 - 0003