



**Connells**

Wathen Road  
WARWICK



### Property Description

A charming two bedroom home with a driveway to the front, a garage with power and light and a low maintenance rear garden. This lovely home has a lounge to the front featuring a fireplace perfect for cosy evenings. There is an extended kitchen diner with good storage and work top space for food preparation to the rear. On the first floor, 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. Wathen Road is also a short walk over to Priory Park, perfect for scenic walks as well as plenty of leisure facilities and St Nicholas Park.

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 which is commutable to London Marylebone and the wider Midlands. Warwick hospital is less than a 10-minute walk away, perfect for health care professionals looking for a short commute. There is also access to good schooling including St Mary Immaculate Catholic Primary School being a couple minutes walk away.

### 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, Rangemaster 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 and surrounded with stylish low maintenance panels. There is a low level flush WC, wash hand basin with storage, new extractor fan, fully tiled floor and walls and window to side.

## Rear Garden

Enclosed rear garden with patio area and outbuilding.

## Parking

Driveway to the front of the home.

## Garage

New up and over garage door with power and overhead lighting. Storage and shelving.

## Vendor Notes

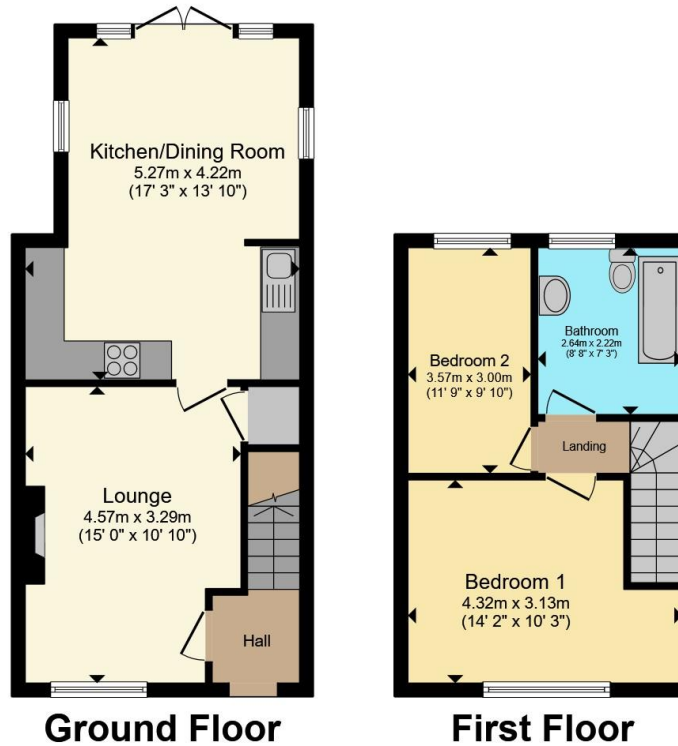
Roof was newly insulated in 2025.

2016 Baxi Duo-tec Combi boiler serviced annually.









Total floor area 68.1 m<sup>2</sup> (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](http://www.propertybox.io)



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

Tenure: Freehold

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