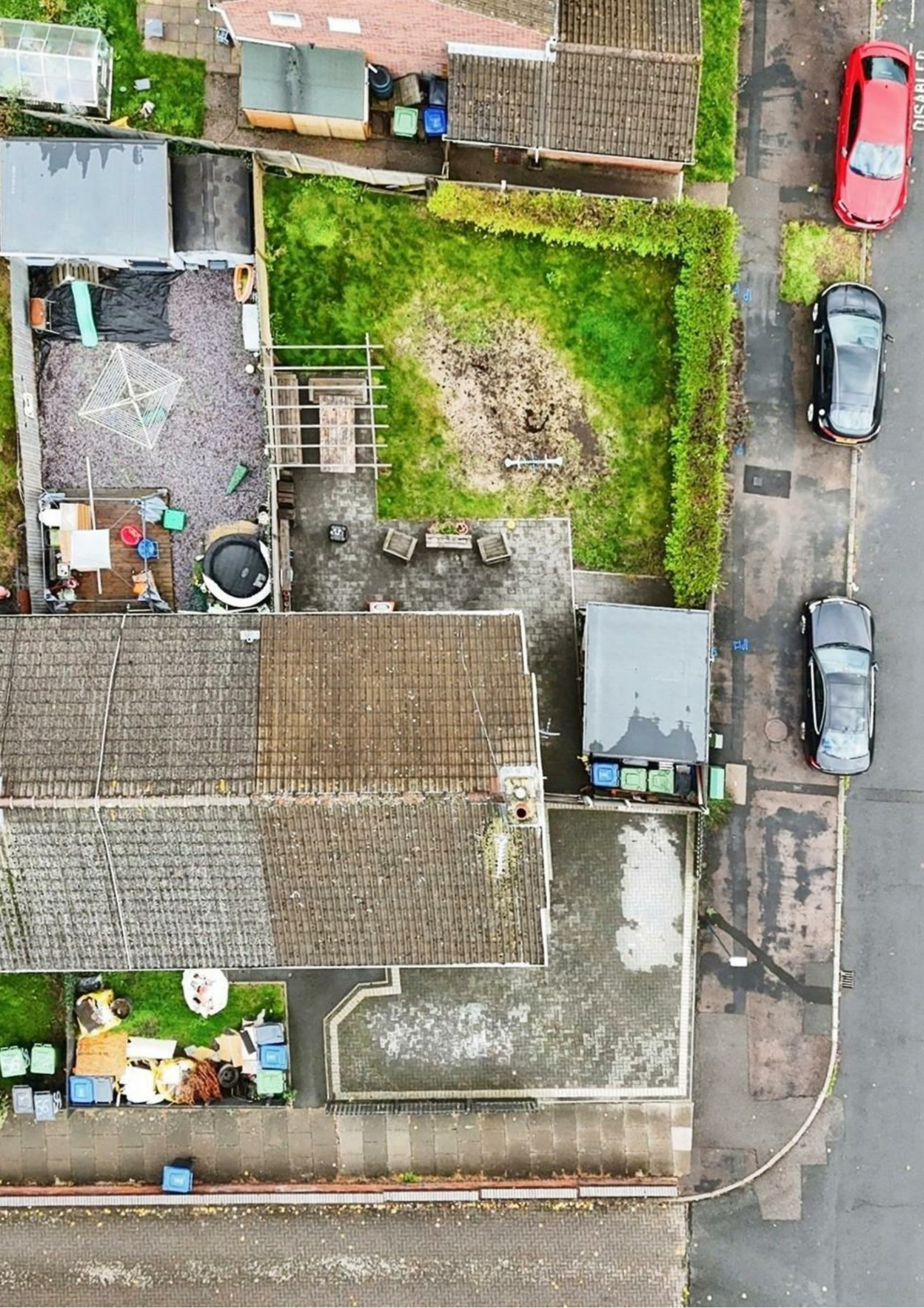




CHESFORD CRESCENT,

complete ● ● ●
SALES & LETTINGS





A beautifully spacious and stylish end terraced home on the edge of Warwick, offering excellent access to the A46 and local amenities. Comprises a hallway, galley style fitted kitchen, living/dining room with doors that open onto the generously sized patio and large rear garden. The accommodation upstairs comprises: three well-proportioned bedrooms and a contemporary family bathroom. To the front, there is an off-road parking area. An ideal first family home or investment property.



Entrance Hall

A welcoming and spacious entrance hall featuring stylish laminate wood-effect flooring, an obscured double-glazed window, central heating radiator, ceiling light point, and staircase leading to the first floor.

Kitchen

A well-appointed fitted kitchen featuring a range of contemporary high-gloss base and wall units, induction hob with oven and extractor fan, stainless steel sink and drainer with mixer tap, and spotlights for a modern finish. The space also offers an understairs storage cupboard, plumbing for a washing machine, multiple power sockets, and a double-glazed door providing access to the rear garden.



Living/Dining Room

The living room features a continuation of the wood-effect laminate flooring, a large double-glazed window to the front aspect allowing plenty of natural light, central heating radiator, ceiling light point, and decorative cornicing. Dining Room: With ceiling light point and double-glazed patio doors opening onto the rear garden, creating an ideal space for entertaining and family dining.

Landing

A spacious landing featuring wood-effect laminate flooring, central heating radiator, ceiling light point, and loft access, with solid wood doors leading to three bedrooms and the family bathroom.



Bedroom One

This bright and spacious room offers laminate flooring, dual-aspect double-glazed windows to the front and side, a central heating radiator, and plenty of space for wardrobes and additional storage.

Bedroom Two

A generously proportioned second double bedroom, finished with laminate flooring and a double-glazed rear window allowing for ample natural light, complete with a central heating radiator and a discreet storage cupboard housing the boiler.

Bedroom Three

A well-proportioned third bedroom featuring a double-glazed window to the front elevation, ceiling light point, and central heating radiator. The room also offers access to a second loft space and includes a useful over-stairs storage cupboard.





Family Bathroom

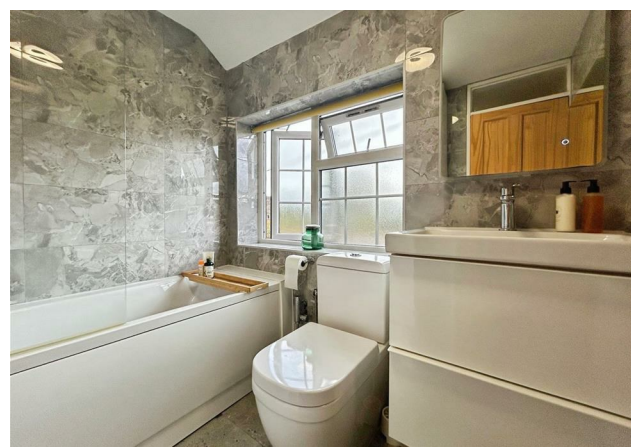
A beautifully upgraded, fully tiled family bathroom featuring a low-level flush WC, ceramic hand basin with vanity unit and mixer tap, and a stylish bath with rainfall shower and glass screen. Additional features include a central heating radiator, ceiling light point, and a double-glazed obscured window to the rear elevation.

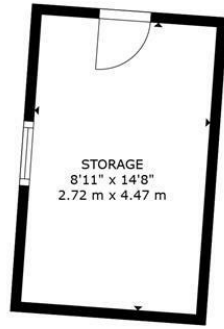
Rear Garden

Set on a generous corner plot, the rear garden features a spacious lawn and patio area, fully enclosed with timber fencing and side gated access. The outdoor space also includes a large timber shed/workshop and an attractive wooden pergola — perfect for relaxing, entertaining and outdoor gatherings

Location

Located in Warwick but well positioned for both town centres of Warwick and Leamington Spa, and being within walking distance of the Saxon Mill pub on the River Avon. The positioning is perfect for the commuter wanting access to the major road links with the M40, A46 and other roads all close by. Warwick itself, with the Racecourse, Warwick Castle and boutique style shops and cafes, is moments away, as is Leamington Spa. There are train stations also available in both Warwick & Leamington Spa, which have lines to Birmingham and London. Schooling in the local area is also varied, with private and public schooling nearby. Convenient for everything Leamington Spa has to offer - there is a great choice of high street and

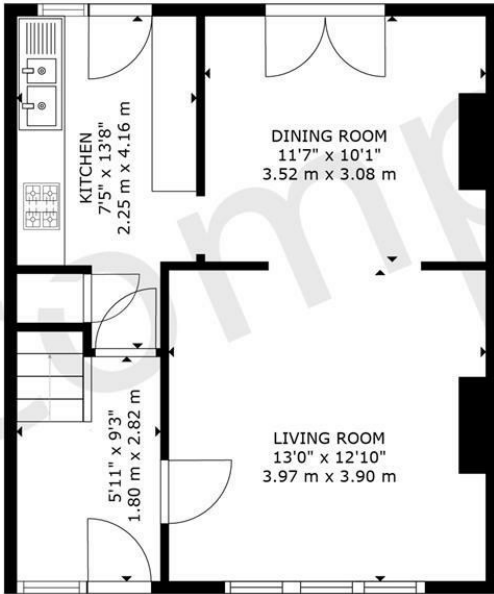




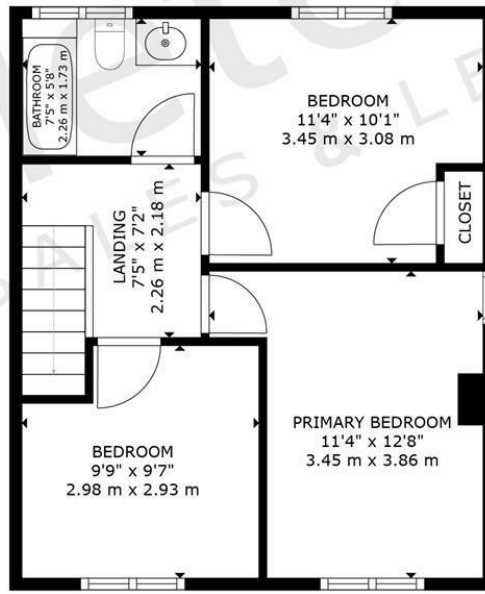
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GROSS INTERNAL AREA
FLOOR 1: 578 sq.ft, 53 m², FLOOR 2: 440 sq.ft. 40.9 m² TOTAL: 1,018 sq. Ft, 94 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



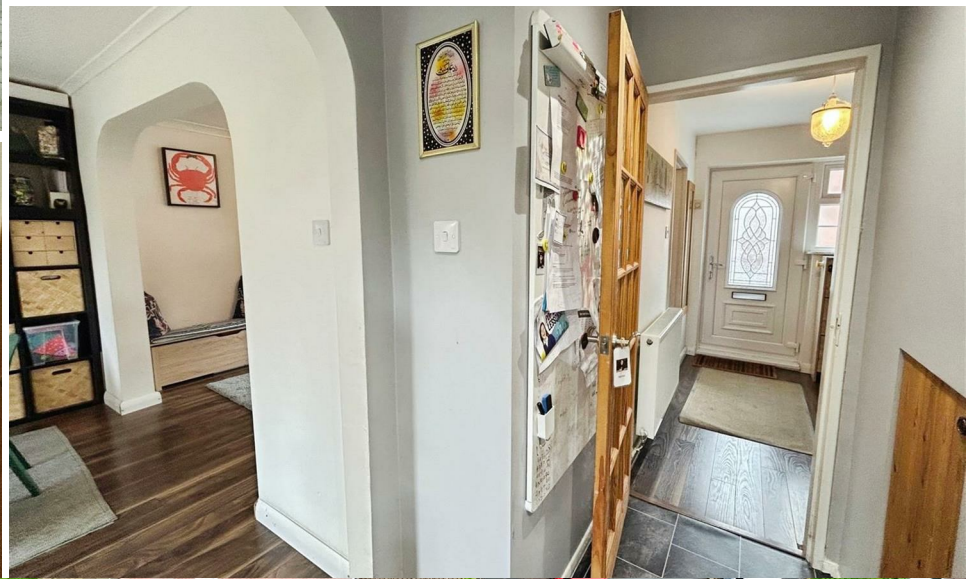
FLOOR 1



FLOOR 2



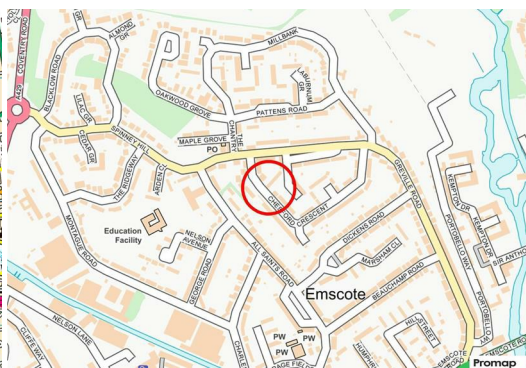
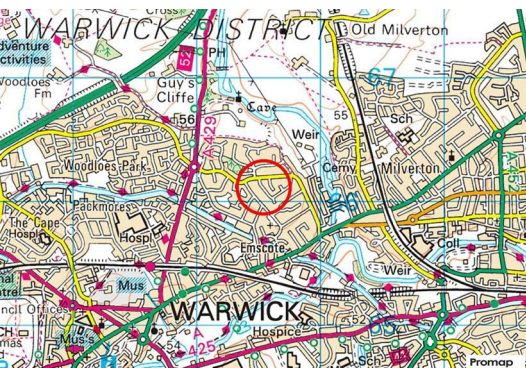
boutique shops, restaurants, cafés and bars, offering a unique shopping, dining and cultural experience. With its stunning architecture, tree-lined avenues, squares, parks, gardens and a range of excellent private and state schools, it is a highly desirable place to live.





- End Terrace Property
- Large Corner Plot
- Open Plan Kitchen Diner
- Family Home
- Driveway Parking For Two Vehicles

- Three Bedrooms
- Refitted Bathroom
- Fitted Kitchen
- Located Between Warwick & Leamington
- Quiet Location



CHESFORD CRESCENT, WARWICK

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		83
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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