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RESIDENTIAL

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40, Faulconbridge Way, Warwick Gates, Warwick

Price Guide
£260,000



This spacious, two-bedroom mews house is in a quiet and pleasant location within this highly sought-after residential development. The accommodation includes an entrance hall, cloakroom, kitchen, spacious living room, bathroom, gas heating, double glazing, enclosed rear garden, and allocated parking spaces.

Location

Warwick Gates provides a variety of convenient amenities for daily needs, including several shops, the Nuffield Medical Centre and Health Club, and a new modern primary school. It is easily accessible to facilities in both Leamington Spa and Warwick, as well as excellent local road links, including those to neighbouring centres and the Midland motorway network, notably the M40.

Approach

Tiled Canopy Porch with a double-glazed sealed unit entrance door into:

Entrance Hallway

The staircase rises to the first-floor landing and opens to the living room and kitchen. Door to:

Cloakroom

Comprising WC, wash hand basin, radiator and a double-glazed window.

Kitchen

8'11" x 8'1" (2.72m x 2.48m)

Range of matching eye and base units, worktops, fitted splashbacks, and dual-drainer sink unit. Built-in electric oven with four-ring gas hob with extractor unit over. Space

and plumbing for a washing machine, space for an upright fridge/freezer. Wall-mounted Vaillant combi boiler and a double-glazed window to the side aspect.

Lounge

16'0" x 12'1" (4.9m x 3.7m)

The lounge has a newly carpeted floor, two radiators, and under-stairs storage. It has double-glazed windows on both the side and rear aspects, and double-glazed French doors provide access to the rear garden.

First Floor Landing

Flooring continued from lounge, access to roof space. Built-in shelved cupboard and a double-glazed window. Doors to:



Bedroom One

10'5" x 10'2" (3.2m x 3.1m)

Built-in double-door wardrobes provide a hanging rail and shelving, a radiator, and a double-glazed window overlooking the garden.

Bedroom Two

12'1" x 8'2" (3.7m x 2.5m)

Built-in double-door wardrobes with hanging rail and shelving, radiator, and double-glazed windows to the rear and side aspects.

Bathroom

White suite comprising pedestal hand wash basin, decorative fully tiled shower surround, panelled bath and glazed shower screen, shower attachment, low level flush WC, double glazed windows to the rear aspect, radiator

Garden

Secure private garden, turfed with mature borders and patio area with side gate to parking

Outside

The property has two allocated parking spaces located at the rear of the property and there is also a visitor's parking space.

Services

All mains services are understood to be connected to the property. NB We have not tested the heating, domestic hot water system, kitchen appliances, or other services, and whilst believing them to be in satisfactory working order, we cannot give any warranties in these respects. Interested parties are invited to make their own inquiries.

Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

Council Tax

The property is in Council Tax Band "C" - Warwick District Council

Postcode

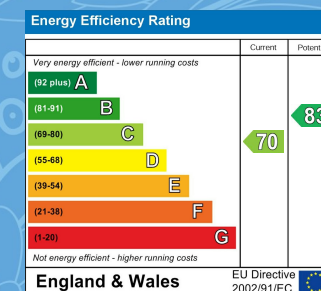
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GROUND FLOOR



FIRST FLOOR



This plan is for illustration purposes only and should not be relied upon as a statement of fact.

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