



Connells

Henderson Road
Warwick



Property Description

A beautifully presented two bedroom semi-detached home with off road parking for two vehicles and rear garden. This lovely home is being sold with 60% shared ownership as is also available to purchase for 100%.

To the front of the home is a gorgeous lounge inviting plenty of natural light. To the rear is the modern kitchen diner with built in appliances and a utility cupboard. There is also a guest cloakroom for added convenience.

Upstairs, there are two generously sized, light and airy bedrooms and a modern family bathroom.

The delightful rear garden offers plenty of outdoor space for hosting or relaxing. The garden is low maintenance and comes with a shed for additional storage.

The Location

Henderson Road is well located for 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 Premier Woodloes Supermarket, Woodloes Tavern, BP garage and Priory Medical Centre.

Henderson Road is a short 6 minute drive or a less than 25 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.

Cloakroom

Large cloakroom with wash hand basin and WC.

Lounge

15' 4" x 12' (4.67m x 3.66m)

Window to front and wooden flooring.

Kitchen Diner

15' 4" x 8' 2" (4.67m x 2.49m)

Window and door to rear. Fitted with a range of wall and base units with work surface over. Built in oven, hob and extractor fan and fridge freezer. Boiler (8 years old).

Utility Cupboard

5' 4" x 2' 8" (1.63m x 0.81m)

Heat lamp and rack.

Bedroom One

15' 4" x 10' 4" (4.67m x 3.15m)

Dual aspect windows to rear and carpeted flooring.

Bedroom Two

13' 4" x 11' 1" (4.06m x 3.38m)

Dual aspect windows to front, loft hatch and fitted wardrobes.

Family Bathroom

Shower over bath, WC, wash hand basin and tiled splashback.

Rear Garden

Mainly laid to lawn, patio, shed and side access.

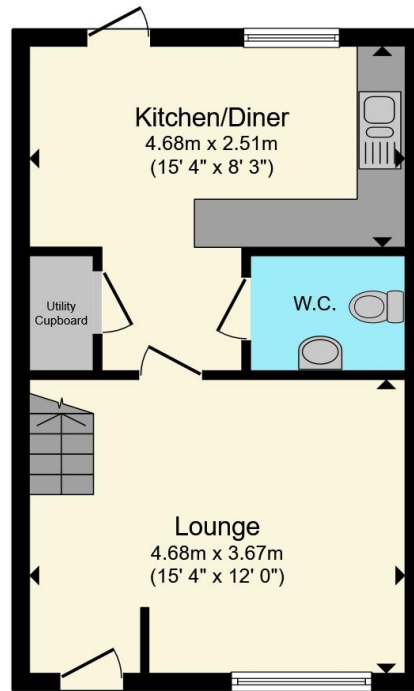
Parking

Driveway for two vehicles.

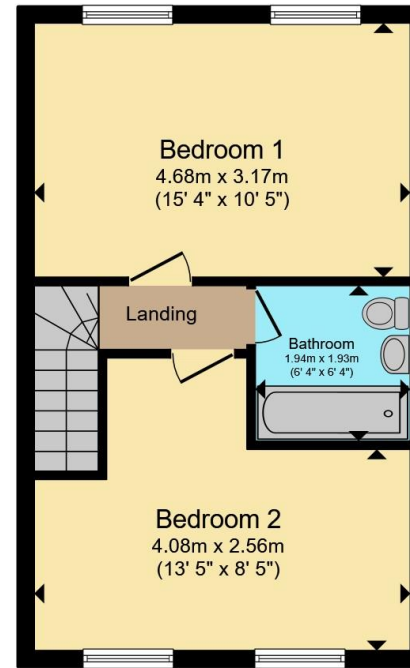








Ground Floor



First Floor

Total floor area 73.2 m² (788 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

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14 High Street
WARWICK CV34 4AP

EPC Rating: B Council Tax Band: C

Service Charge: 413.88 Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WAR107641

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2017. 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.

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Property Ref: WAR107641 - 0002