



HR ESTATE AGENTS

2 Bedrooms

House - Semi-Detached

Price Guide

£300,000

Located in

Warwick





Roseacre Gardens

Warwick | CV34 8AJ



HR Estate Agents are delighted to bring to market this beautifully presented two-bedroom semi-detached home, situated in the popular Roseacre Gardens development in Warwick. Built in 2021, the property benefits from approximately four years remaining on its NHBC warranty, offering additional peace of mind to prospective purchasers.

Offering modern and well-proportioned accommodation throughout, two generous double bedrooms, a well-maintained rear garden and ample off-road parking, this lovely home is ideally suited to first-time buyers, young professionals or those looking to downsize.

The ground floor accommodation begins with a welcoming entrance hallway, leading through to a comfortable and inviting lounge, providing the perfect space to relax and unwind. The kitchen diner offers a practical and functional layout, with direct access to the rear garden, ideal for everyday living and entertaining. A convenient downstairs WC completes the ground floor accommodation.

Upstairs, the property offers two generously sized double bedrooms, both providing excellent space for bedroom furniture, alongside a modern family bathroom.

Outside, the property enjoys a well-maintained rear garden, offering a lovely space for outdoor dining, entertaining friends and family or simply relaxing during the warmer months. To the front, a generous driveway provides off-road parking for multiple vehicles.

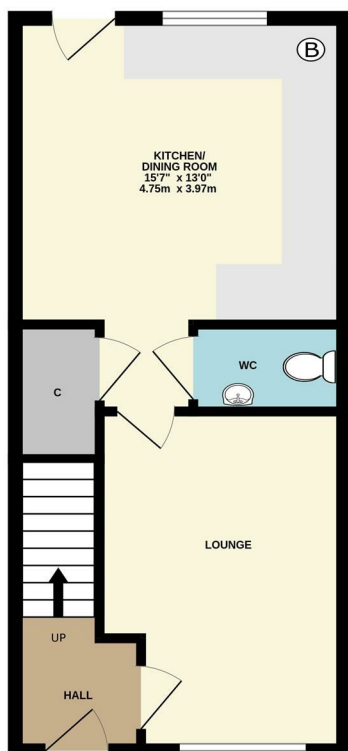
Roseacre Gardens

£300,000 Freehold

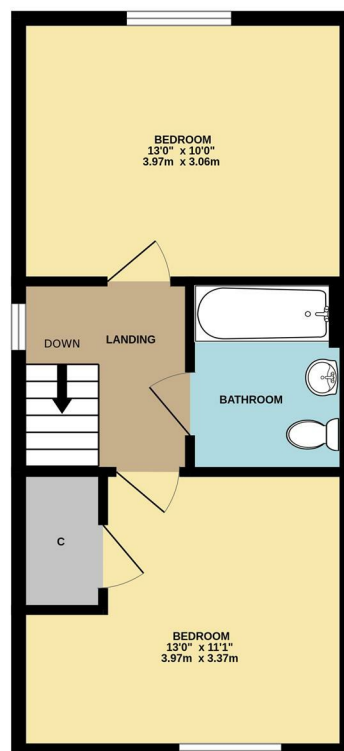


- Located in Warwick
- Quiet Roseacre Gardens
- Close to schools
- Easy transport links
- Viewing recommended
- Semi Detached
- Ideal first time buy
- Near local parks
- Modern interior

GROUND FLOOR
378 sq.ft. (35.1 sq.m.) approx.



1ST FLOOR
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA: 754 sq.ft. (70.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band

Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(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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