



**2 Andrews Close**

Warwick **CV34 5GF**

Guide Price £260,000

# 2 Andrews Close

At Portobello Riverside you are tucked quietly away at the heart of it all. Set by the River Avon, this prestigious development is located between Royal Leamington Spa and Warwick, allowing easy access to both, as well as being close to major transport links.

This immaculate coach house is set within a cul-de-sac. The property has been lovingly maintained by the current owner and briefly comprises of a private entrance, good sized light and airy lounge/dining room, kitchen, two bedrooms with the master having an en suite, family bathroom, one parking space and a garage.

Call us today for more information or to book in an internal viewing.

## LOCATION

Andrews Close is well located for accessing local shops and amenities, it is only a short walk to the Tesco superstore, pubs, restaurants and more! The location is also perfect for schooling, Emscote Infant School is Ofsted rated 'outstanding' and is only a short walk away, as well as Myton School Ofsted rated 'good'.

The location is perfect for national commuters and is only a short drive to the A46, M40 and Warwick Parkway railway station, for frequent visitors to London.

The property is within a short 5 minute drive or 25 minute walk of Warwick Town Centre and its famous Warwick Castle. Warwick is a market town which offers a great selection of high street and 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. The property is also ideal for easy access into Leamington Spa and all of its shops and amenities.

## ENTRANCE

Private entrance with stairs rising to the first floor leading to the welcoming entrance hallway, comprising a storage cupboard, an additional cupboard housing the heating system. There is also an electric radiator, loft access, a double glazed window to rear elevation and doors off to the lounge/diner, both bedrooms and the family bathroom.

## LOUNGE / DINER

6.00m x 3.76m (19'8" x 12'4")  
A light and airy room which has the benefit of double glazed windows to the side and front elevation, space for lounge / dining room furniture and a electric radiator.

## KITCHEN

3.29m x 1.78m (10'9" x 5'10")  
Comprising of worktop surface, cupboards, sink unit, a double glazed window to the rear elevation and part tiled walls. The kitchen also benefits from SMEG built-in appliances such as a four ring induction hob, oven unit, extractor fan, dishwasher, washing machine / dryer and a fridge freezer.

## BEDROOM ONE

3.82m x 3.10m (12'6" x 10'2")  
A great sized master bedroom which has an electric radiator, a double glazed window to the front elevation and space for bedroom furniture.

## EN SUITE

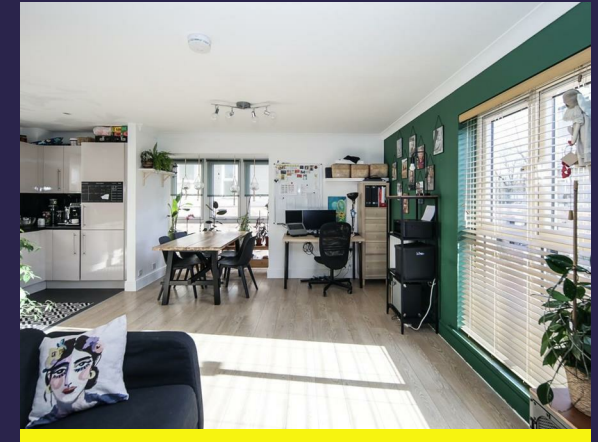
1.99m x 1.71m (6'6" x 5'7")  
Having a low level W/C, sink unit, shower, heated towel rail, tiled flooring, part tiled walls, extractor fan, shaving point and a double glazed frosted window to the rear elevation.

## BEDROOM TWO

3.09m x 2.46m (10'1" x 8'0")  
Having a double glazed window to the front elevation, electric radiator and space for bedroom furniture.

## Features

- Two Double Bedroomed Coach House
- Garage & Allocated Parking
- Kitchen With Integrated Appliances
- Master Bedroom With An En Suite Shower Room
- Excellent Transport Links
- Ideally Located Between Warwick & Leamington Spa
- First Floor
- Communal Gardens
- Well Presented Throughout
- Ideal First Time Purchase

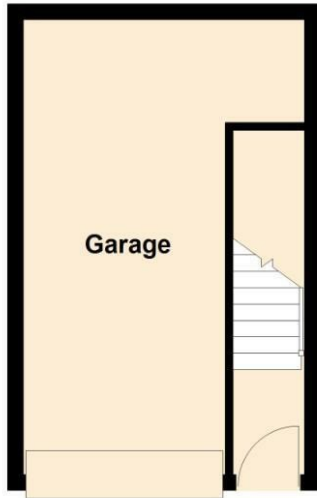




## Floorplan

### Ground Floor

Approx. 20.3 sq. metres (218.5 sq. feet)



### First Floor

Approx. 65.7 sq. metres (706.9 sq. feet)



Total area: approx. 86.0 sq. metres (925.4 sq. feet)

## General Information

### Tenure

Leasehold

### Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

### Services

We understand that mains water, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

### Council Tax

Band C - Warwick District Council



### Energy Efficiency Rating

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

Current: 67, Potential: 77

## Contact us

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## Visit us

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