





This mature semi-detached house is conveniently located near Warwick Hospital and within easy reach of Warwick town centre. With gas-fired heating and double glazing, the well-proportioned accommodation comprises an entrance hall, living room, good-sized kitchen, two double bedrooms, and a bathroom with a separate shower. Outside, there is driveway parking and a generous rear garden.

The property also benefits from plans for a single-storey extension to the rear and side, with further details and plans available upon request. NO UPWARD CHAIN. Energy Rating: D.

Location

This property enjoys a convenient residential location with easy access to Warwick town centre, local shops, schools, and everyday amenities. Warwick railway station and key road links

are also within easy reach, making the area well placed for commuters travelling towards Leamington Spa, Coventry and the wider Midlands. The historic town centre, Warwick Castle and nearby parks provide plenty of leisure and recreational opportunities.

Approach

Through the composite entrance door leading to:

Entrance Porch

Stairs to first floor landing, door to the lounge, radiator

Living/ Dining Room

12'7" inc the chimney recess narrowing to 11'5" x (3.85m inc the chimney recess narrowing to 3.49m x)

Door to kitchen, under stairs storage cupboard, radiator, large double glazed window facing the front aspect

Fitted Kitchen

12'5" x 8'1" (3.8m x 2.47m)

Range of base and eye-level units with complementary worktops and tiled splashbacks, integrated electric oven and grill with Hotpoint induction hob, hidden extraction fan above. Integrated full-size dishwasher; recess for freestanding fridge freezer; stainless steel dual inset sink with chrome mixer tap; utility cupboard with space and plumbing for a washing machine and tumble dryer, housing the Worcester condensing Combi boiler. Large wall-mounted panel heater. Double-glazed windows facing the rear aspect, rear door having access to the rear garden

First Floor Landing

Offering access to the bathroom and both bedrooms, with a door to the stairs for the loft.



Bedroom One

12'11" x 8'1" (3.95m x 2.48m)

Two integrated wardrobes, double-glazed window facing the front aspect, radiator

Bedroom Two

11'5" x 8'0" (3.48m x 2.44m)

Built-in storage cupboard, radiator, and double-glazed windows facing the rear aspect overlooking the rear garden.

Bathroom

Decorative tiled-effect floor; pedestal hand-wash basin with chrome taps and storage unit above; double-flush WC; panelled bath with chrome taps and separate, fully tiled shower enclosure; glazed shower door, radiator and a double-glazed window to the rear aspect,

Attic space

Being carpeted, radiator, storage cupboard, central light point and a Velux double-glazed rooflight.

Rear Garden

The rear garden offers a combination of paved and lawned areas, complemented by mature planting and established hedging. Large double gates provide useful side access, offering potential for additional driveway parking or a secure storage area. The garden is enclosed by timber panel fencing for privacy and also benefits from a substantial, secure timber-framed storage shed.

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 while we believe they are in satisfactory working order, we cannot provide

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 "B" - Warwick District Council

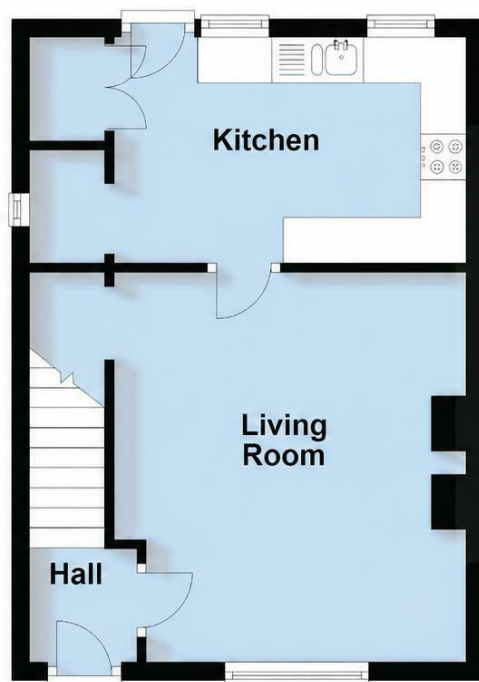
Postcode

CV34 5EJ

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- Lettings and Property Managers •
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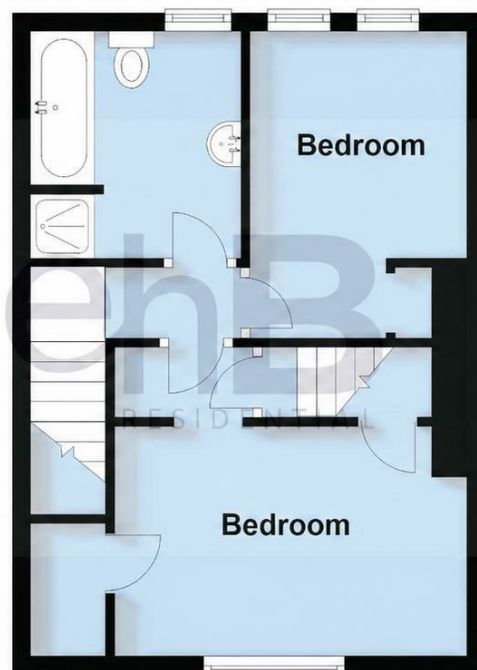
Ground Floor

Approx. 31.1 sq. metres (334.5 sq. feet)



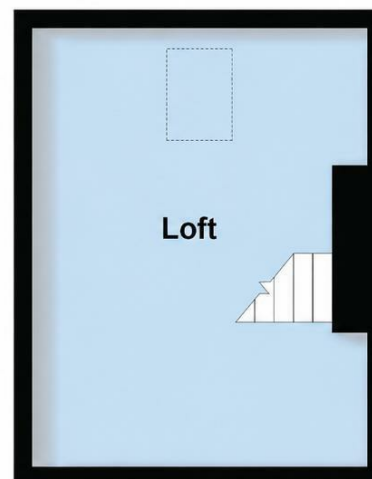
First Floor

Approx. 32.6 sq. metres (350.6 sq. feet)



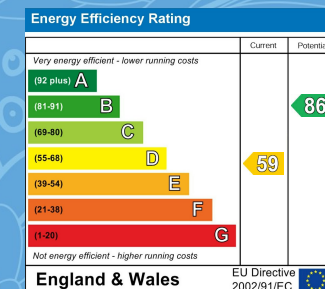
Second Floor

Approx. 17.5 sq. metres (188.0 sq. feet)



Total area: approx. 81.1 sq. metres (873.1 sq. feet)

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



Also at: Leamington Spa, Somerset House,
Clarendon Place, Royal Leamington Spa CV32 5QN