



Connells

Upperfield Road
Warwick

Upperfield Road
Warwick CV34 8BP

for sale shared ownership
£77,500



Property Description

A gorgeous two bedroom home with parking for two cars and a good size rear garden. This lovely home is being sold with a 25% shared ownership with the option to staircase later on. The property further benefits from being sold with no onward chain.

There is a spacious entrance hall with excellent storage and a guest cloakroom. The modern kitchen is to the front of the home and comes with an integrated oven, hob and extractor fan. The lounge diner is to the rear of the home and features French doors leading out into the rear garden. On the first floor, there are two light and airy double bedrooms along with a family bathroom.

Upperfield Road is a short 5 minute drive to Warwick town centre and its famous castle as well as a less than 10 minute drive to Royal Leamington Spa. 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.

This lovely home is just a stones throw away from The Shires Retail Park, being a 5 minute drive or less than 20 minute walk. There is access to other local shops and amenities nearby such as a local gym, Co-Op and nearby playgrounds.

The property is a 10 minute drive to St Michael's Hospital and Warwick hospital, perfect for health care professionals looking for a short commute.

Approach

Set off the main Upperfield Road servicing only 4 homes, the property resides on a quiet street. There is two parking spaces directly in front of the property and a short path up to the front door, with greenery welcoming you.

Entrance Hall

Wood style flooring, cupboard housing coat hooks with a further cupboard under the stairs.

Kitchen

Fitted with a range of base and wall mounted units with a complimentary work surface over. Inset sink with mixer tap and drainer with a window to the front elevation. Appliances to include a 4 ring gas hob with electric oven beneath and cooker hood over. There is space for a fridge freezer and washing machine. The room has a continuation of wood style flooring also.

Lounge / Diner

A light and airy room with a window and French doors to rear leading out to rear garden and continuation of wood style flooring.

Cloakroom

Fitted with a low level w/c and hand wash basin. The room has a chrome heated towel rail and extractor fan.

Landing

Access to the loft and two storage cupboards with shelving fitted. Carpeted flooring.

Main Bedroom

Ample sized room with a window to the front and a double wardrobe with two rails.

Bedroom 2

Another great sized room with a window to rear and carpeted flooring.

Bathroom

Neutral suite comprising a bath with shower over, pedestal hand wash basin with tiled splashback and low level w/c. The bathroom benefits from having wood style flooring, a chrome heated towel rail and extractor fan.

Rear Garden

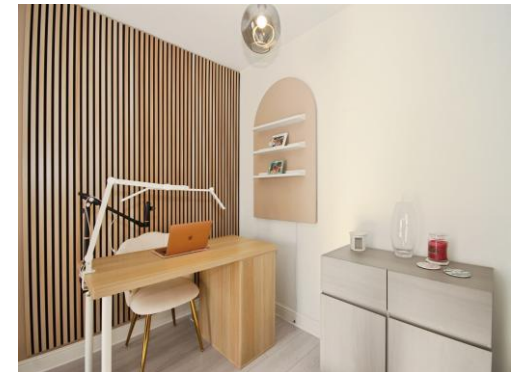
Mostly laid to lawn with paved patio area and gravel edges. Side access to the front of the property.

Vendor Notes

Platform Housing; Shared ownership 25%

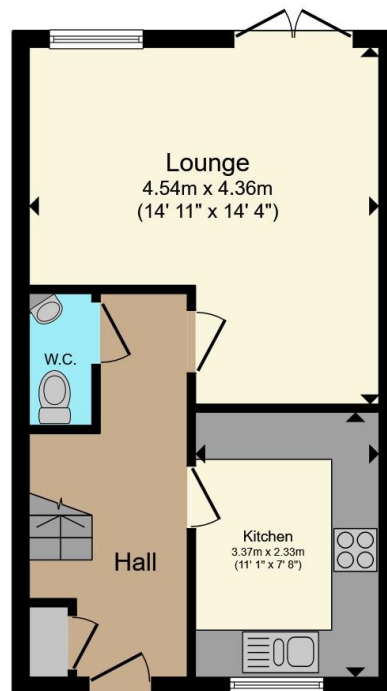
Buyers Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

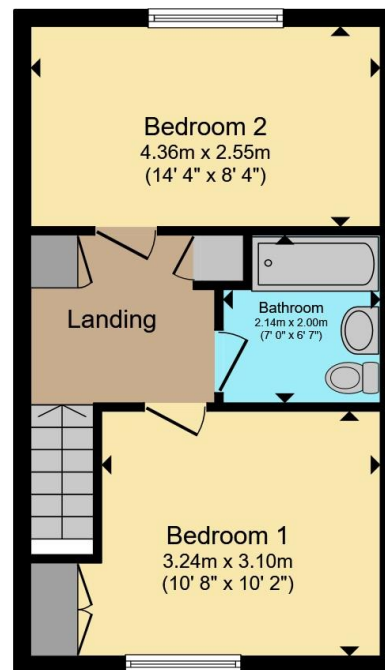








Ground Floor



First Floor

Total floor area 71.1 m² (766 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

Connells

To view this property please contact Connells on

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14 High Street
WARWICK CV34 4AP

EPC Rating: B Council Tax
Band: D

Service Charge: 398.64 Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WAR107794

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Dec 2020. 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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