

Connells

Wathen Road
WARWICK

Wathen Road
WARWICK CV34 5BB

for sale offers in the region of
£300,000







Property Description

This beautifully presented three-bedroom family home has been lovingly maintained and thoughtfully modernised by the current owners, offering spacious and versatile accommodation throughout. Featuring a comfortable lounge, a modern fitted kitchen, a bright conservatory overlooking the garden, and a loft-converted third bedroom, this property is ideally suited to growing families seeking a home ready to move straight into.

Externally, the property benefits from a peaceful and private rear garden, providing the perfect space for relaxing or entertaining, while off-road parking to the rear adds further convenience.

Situated on the popular Wathen Road, the home enjoys easy access to Warwick town centre, highly regarded local schools, excellent transport links including Warwick and Warwick Parkway railway stations, and the M40 motorway. Residents can also take advantage of the area's wealth of amenities, including local shops, supermarkets, restaurants, Warwick Castle, St Nicholas Park, and picturesque riverside walks, making this an outstanding location for families and commuters alike.

Approach

Low maintenance frontage with access to rear of property. Mainly gravel with step to front door.

Lounge

Wood style flooring, window to front and radiator.

Kitchen

Fitted with a range of wall and base units with work surface over, sink and drainer, electric hob, extractor, dishwasher, fridge freezer, double oven, boiler, window and door to rear.

Conservatory

Flooring and door to rear.

Landing

Doors to rooms and carpeted flooring.

Bedroom One

Window to front and carpeted flooring.

Bedroom Two

Window to rear, carpeted flooring.

Bathroom

Bath, shower, WC, wash hand basin and window to rear.

Bedroom Three

Two Velux windows, loft storage space and carpeted flooring.

Rear Garden

Low maintenance rear garden with laid astro turf, parking to rear, side access, paved patio and shed.

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.







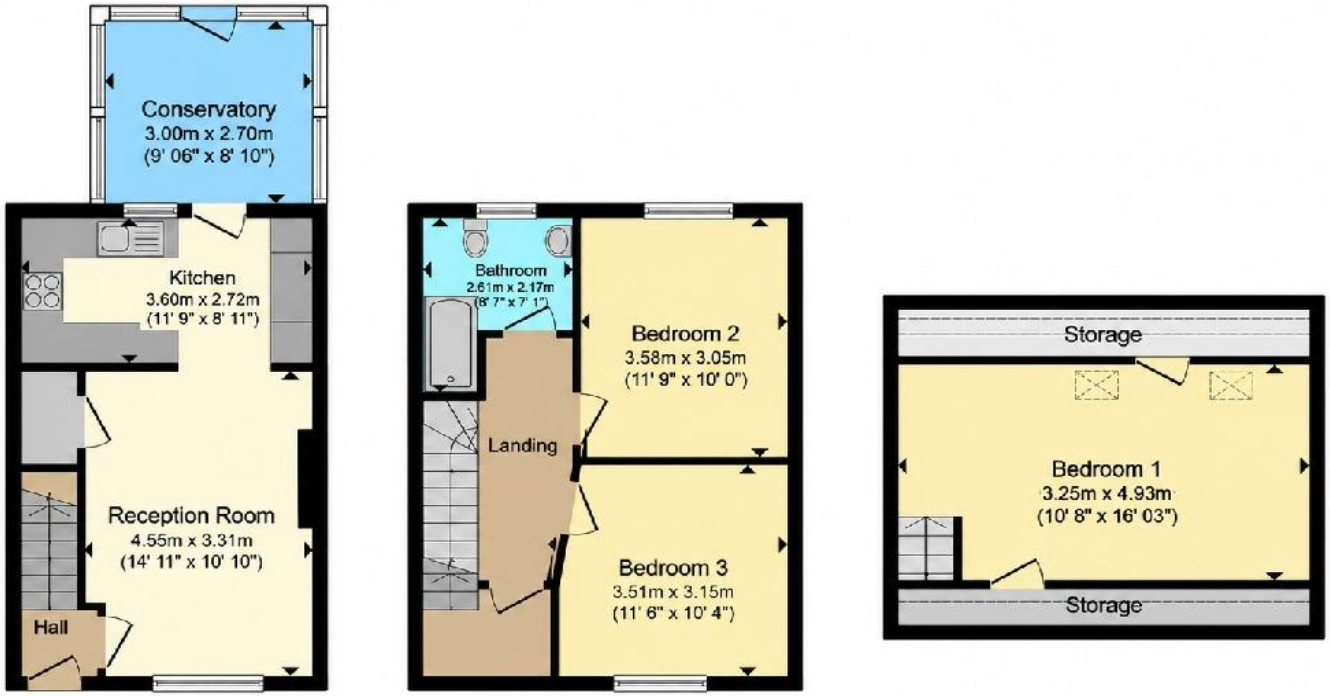












Total floor area 101.1 m² (1,088 sq.ft.) approx

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
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EPC Rating: D

Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WAR107188

The Property Ombudsman

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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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