



**Connells**

Station Avenue  
Warwick



## Property Description

This charming home offers everything you need for comfortable modern living and outdoor entertaining. This home boasts excellent storage, a garage with power ad light as well as off road parking for multiple vehicles. This gorgeous home is being sold with no onward chain.

There is a light and airy lounge to the front with a bay window and a fireplace, offering a cosy space to relax and unwind. To the rear is a kitchen well equipped with storage and worktop space leading through to the utility room and guest cloakroom. There is a dining room to the rear with a large storage cupboard and a conservatory well positioned for garden views.

On the first floor there are three well presented bedrooms inviting plenty of natural light. The primary bedroom comes with built in wardrobes and stunning views of St. Mary's Church! There is a white suite family bathroom ideally located on the same floor.

## The Location

Station Avenue is located within the historic Warwick town centre and its famous Warwick Castle. 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. Warwick is a lively town which hosts an annual food and drink festival, weekend markets and other local events.

The location is perfect for travel links as it is a short 5 minute walk to Warwick train station and a short drive to the M40, A46 and Warwick Parkway Station.

## Approach

Artificial lawn, mature plants and shrubbery.

## Lounge

14' 11" x 10' 8" ( 4.55m x 3.25m )

Bay window to front, gas fireplace and carpeted flooring.

## Kitchen

9' 3" x 6' 4" ( 2.82m x 1.93m )

Fitted with a range of wall and base units with work surface over, built in oven, hob and extractor fan. Laminate flooring and window to side.

## Dining Room

10' 8" x 9' 11" ( 3.25m x 3.02m )

Fireplace, large store cupboard and carpeted flooring.

## Utility Room

7' 1" x 6' 3" ( 2.16m x 1.91m )

Space for washing machine, dishwasher and fridge freezer.

## Cloakroom

Wash hand basin with storage, WC and window to side.

## Conservatory

8' 8" x 8' 2" ( 2.64m x 2.49m )

Sliding window to rear and carpeted flooring.

## Landing

Store cupboard, carpeted flooring and loft hatch.

## Bedroom One

12' 1" x 11' ( 3.68m x 3.35m )

Window to front, wardrobes with fitted drawers and carpeted flooring.

## Bedroom Two

9' 4" x 7' 9" ( 2.84m x 2.36m )

Window to rear and carpeted flooring.

## Bedroom Three

7' 9" x 7' 1" ( 2.36m x 2.16m )

Window to rear and carpeted flooring.

## Family Bathroom

Chrome towel rail, WC wash hand basin, shower over the bath, vinyl flooring, tiled flooring and window to front and side.

## Rear Garden

Enclosed private garden, shed and patio area.

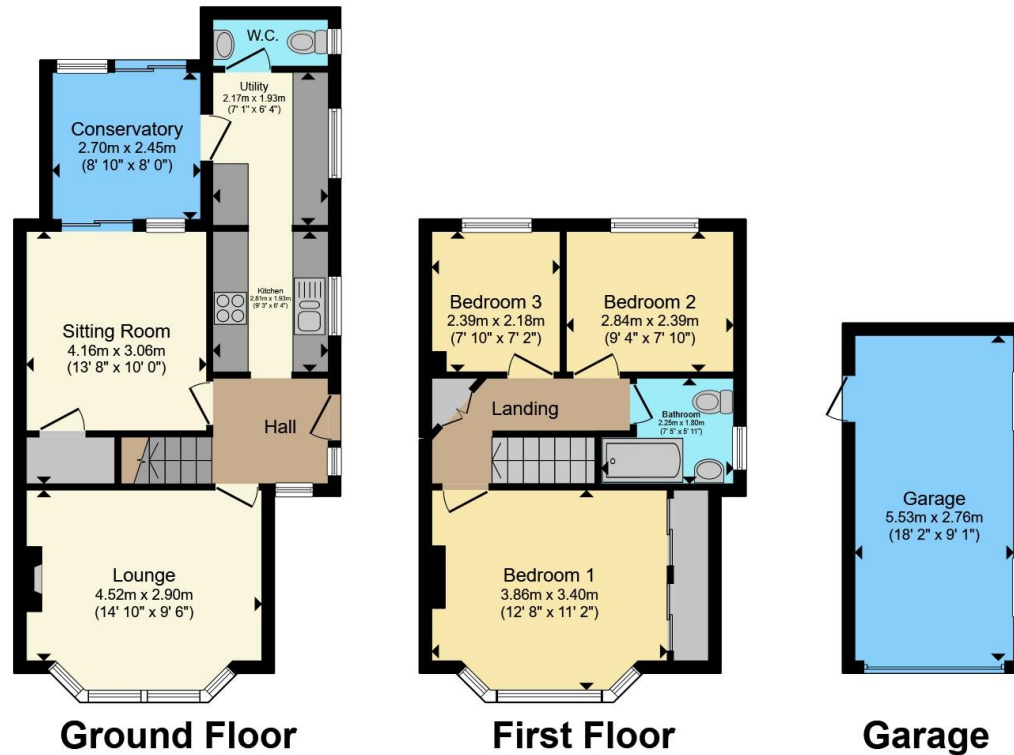
## Parking

Parking for multiple vehicles and a garage with power and light.









Total floor area 101.8 m<sup>2</sup> (1,096 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](http://www.propertybox.io)



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14 High Street  
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EPC Rating: Awaiting  
 Council Tax Band: D

Tenure: Freehold

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