



Rambures Close, Warwick, CV34 6GW

**SHELDON  
BOSLEY  
KNIGHT** LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

\*\*\* AVAILABLE 20th AUGUST \*\*\* Located on the edge of the popular Warwick Gates Development is this three/four bedroom, three story town house. With fantastic local schools, transport links and amenities this property would make the ideal family home.

This spacious home comprises in brief:  
Ground Floor - Large entrance hall with guest WC, utility room (which houses the washing machine) with direct access to the rear private garden, bedroom four/Office with patio doors leading to garden and generous integral garage with storage option provided.

First Floor - L-shaped living room with feature fireplace and wood effect laminate flooring throughout, glass panelling which looks out into the hallway allows natural light to bounce around from room to room. Breakfast kitchen with ample dining space and direct access to private balcony to the front elevation, integrated appliances included (fridge/freezer & dishwasher).

Second Floor - Main bedroom with ensuite shower room and built in wardrobe, second double bedroom with built in storage and third bedroom is of a spacious single/snug double size, also with built in wardrobes, family size bathroom with full suite including shower over bath.

With private rear garden, integral garage and off road parking, this property is offered UNFURNISHED. Council Tax Band E. Energy Rating C.





# Key Features

- AVAILABLE 20th AUGUST
- Warwick
- Three/Four Bedrooms, Separate Utility Room, Two Bathrooms
- Town House
- Spacious Split Level Living
- Private Rear Garden
- Integral Garage & Off Road Parking
- Excellent Commute Access
- Energy Rating C
- Council Tax Band E

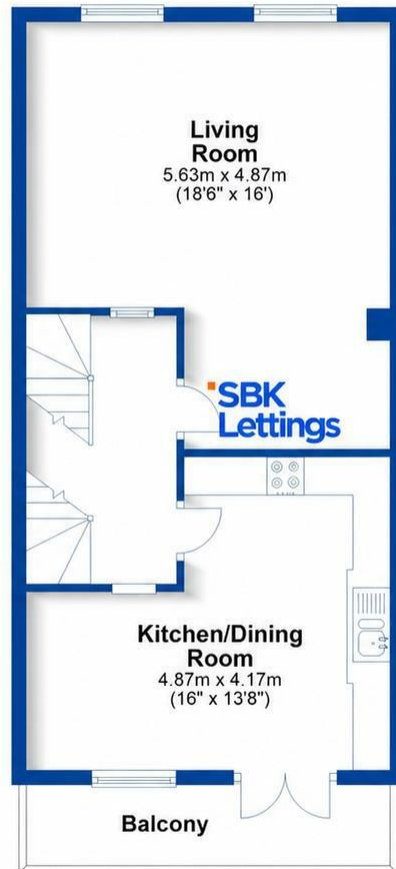
## Ground Floor

Approx. 48.1 sq. metres (517.8 sq. feet)



## First Floor

Approx. 48.2 sq. metres (518.7 sq. feet)



## Second Floor

Approx. 45.6 sq. metres (490.8 sq. feet)



Total area: approx. 141.9 sq. metres (1527.3 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact  
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**£1,750 PCM**