



42 Faulconbridge Way, Heathcote  
Warwick

Guide Price £280,000





## 42 Faulconbridge Way

Heathcote, Warwick

Modern two-bed terraced home in Heathcote with en-suite, family bathroom, low-maintenance garden, garage, parking, and good transport links. Ideal for first-time buyers or professionals.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Two-bedroom terraced home in Heathcote
- Ideal for first-time buyers or professional couples
- Living room with patio doors onto private garden
- Principal bedroom with dual aspect and en-suite
- En-bloc garage with parking directly in front



### **Living Room**

16' 5" x 11' 10" (5.00m x 3.60m)

### **Kitchen**

8' 2" x 7' 7" (2.50m x 2.30m)

### **Master Bedroom**

12' 10" x 12' 2" (3.90m x 3.70m)

### **En-suite**

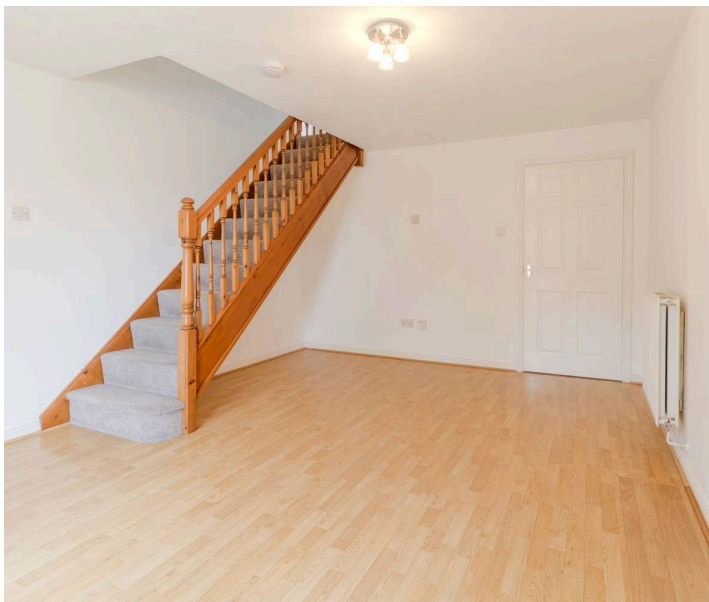
6' 3" x 5' 7" (1.90m x 1.70m)

### **Bedroom 2**

13' 1" x 11' 10" (4.00m x 3.60m)

### **Bathroom**

6' 3" x 6' 3" (1.90m x 1.90m)





**GARDEN**

**GARAGE**

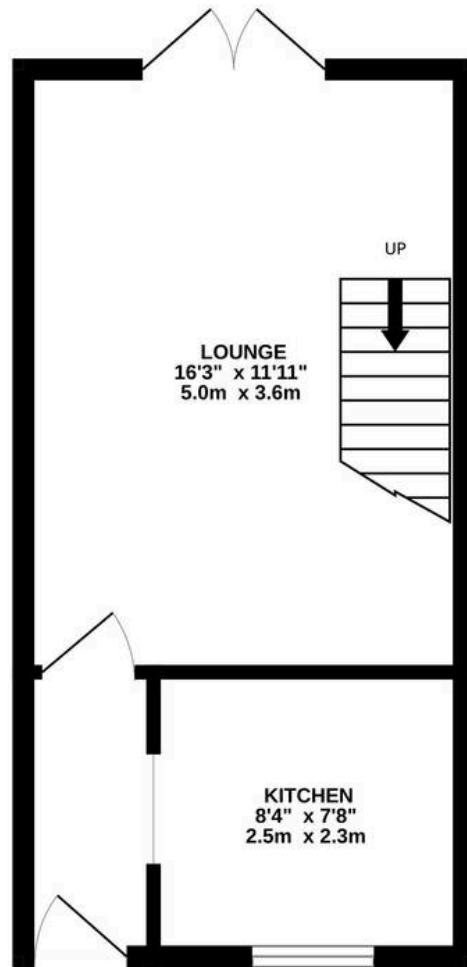
Single Garage

**OFF STREET**

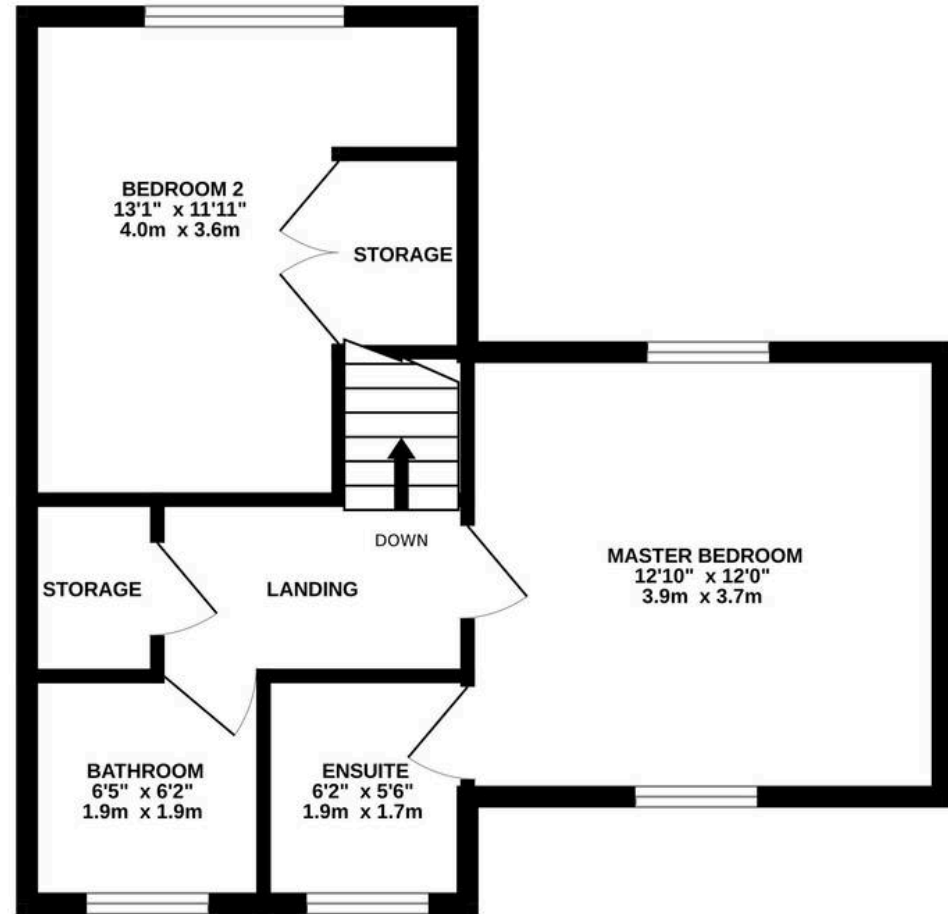
1 Parking Space



GROUND FLOOR  
285 sq.ft. (26.5 sq.m.) approx.



1ST FLOOR  
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 724 sq.ft. (67.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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# Hawthorn and Co

Harbury - CV33 9NR

01926 919553

[hello@hawthornandco.co.uk](mailto:hello@hawthornandco.co.uk)

<http://www.hawthornandco.co.uk>

