



Guide Price £375,000

3 Bedroom End of Terrace House for sale
2 Faulconbridge Way, Heathcote, Warwick





Overview

Offered with no onward chain, this is a high quality 3-bed end-of-terrace home. Features an entrance hall, downstairs WC, lounge, open-plan kitchen/diner, family bathroom, large low-maintenance garden, and a garage. Perfectly move-in ready for modern living!



Key Features

- No Chain
- Large Private Walled Garden
- Quality Finish Throughout
- Turn Key Ready
- 3 Bedrooms
- End Of Terrace
- Garage
- Great For Commuters







Situated on the popular Faulconbridge Way in Heathcote, Warwick and offered with no onward chain, this beautifully presented and updated three-bedroom end-of-terrace home offers modern, move-in-ready living finished to a high standard throughout. Thoughtfully upgraded with replacement carpets, windows and doors, an updated kitchen, and a stylishly modernised family bathroom, the property ground floor features a welcoming entrance hall with a convenient downstairs WC, a bright and spacious lounge, and an open-plan kitchen/dining room ideal for family meals and entertaining. Upstairs, three well-proportioned bedrooms are served by the upgraded bathroom, while the exterior boasts an impressively large, private walled rear garden alongside a private garage —making this an exceptional, hassle-free choice for professionals, first time buyers and people looking at retirement.

The home has been well maintained and will need very little to make it your own.

Additional details can be found below; don't hesitate to get in touch if you have any questions or would like to book a viewing.

Area

Ideally situated in the sought-after Heathcote area of Warwick, this property benefits from a vibrant local community featuring Lower Heathcote Square just a short walk away, offering day-to-day amenities such as a Co-op food store, pharmacy, doctors' surgery, hair salon, community centre, and a variety of popular takeaways. The area is perfect for families and professionals alike, benefiting from highly regarded local primary and secondary schools as well as excellent transport links, including regular bus routes into Warwick and Leamington Spa, swift access to the M40 motorway network, and nearby train stations with direct routes to Birmingham and London.

Are you ready to call it your next home; don't delay in booking your viewing today, call now 24/7 on 01926 800555 to avoid disappointment.

The property is offered as FREEHOLD with no service or maintenance charges. Please note, all dimensions are approximate/maximums and should not be relied upon for the purposes of floor coverings.

We are required by law to comply fully with The Money Laundering Regulations



Act 2017 and as such need to complete AML ID verification, and proof / source of funds checks on all buyers once an offer is accepted on a property. We use I Am Property to complete the necessary checks; this is not a credit check and therefore will have no affect on your credit history. A non-refundable compliance fee of

£50.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

MATERIAL INFORMATION

Tenure Type: Freehold

Council Tax Band: C

Construction Type: Standard brick with pitched tiled roof

Sources of Heating: Gas

Sources of Electricity supply: Mains

Sources of Water Supply: Mains

Primary Arrangement for Sewerage: Mains

Broadband Connection: Fibre is showing as available up to 1800mbps

Mobile Signal/Coverage: EE is showing full strength, all other networks are showing as medium strength.

Parking: Driveway and garage

Building Safety: Ok

Listed Property: No

Restrictions: As per deeds

Private Rights of Way: As per deeds

Public Rights of Way: As per deeds

Flooded in Last 5 Years: No

Sources of Risk: None

Flood Defences: N/A

Planning Permission/Development Proposals: N/A

Entrance Location: Front

Located on a Coalfield: No

Other Mining Related Activities: No

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 we are required to ensure that all material information in relation to this property is disclosed accurately and transparently. Material Information refers to anything a potential buyer or tenant would need to know to make an informed decision about the property.

Approach

Conveniently

situated just off Earl Rivers Way and Ophelia Avenue, the property presents an inviting curb appeal with its well-maintained frontage, including a useful outside tap. Parking is thoughtfully positioned to the rear, directly in front of the private garage, offering seamless and secure access.

Hall

Stepping

inside, the welcoming entrance hall features practical tiled flooring throughout and provides direct access to the lounge, downstairs WC, and the staircase leading to the first floor.

Downstairs WC

5' 4" x 2' 9" (1.64m x 0.86m)

The

convenient updated downstairs WC features a classic white suite comprising a

Floorplans



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area^{OT}

81.9 m²
881 ft²

Reduced headroom

1 m²
11 ft²

OT Excluding balconies and terraces

Reduced headroom

Below 1.2m/3 ft

Calculations reference the BCS (PAS 35) standard. Measurements are approximate and not to scale. This floor plan is intended for illustrative only.

GRAPH350

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Marketed by EweMove Warwick & Leamington Spa

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