





Property Description

This semi-detached property, in a sought after location close to local amenities as well as Cannon Park Shopping Centre and only a short distance away from Warwick University! The accommodation briefly comprises: ground floor entrance hall, lounge through to dining room, fitted kitchen and a utility room. To the first floor there are three bedrooms and a fitted bathroom. Outside there are gardens to the front and rear.

Approach

Double glazed front door.

Entrance Hall

Stairs to first floor and door to;

Lounge

13' 8" x 12' 4" (4.17m x 3.76m)

Double glazed window to the front elevation, feature fireplace surround with gas fire and laminate flooring. Through to;

Dining Room

10' 3" x 8' 6" (3.12m x 2.59m)

Double glazed doors opening onto the rear garden and through to;

Fitted Kitchen

10' 3" x 8' 5" (3.12m x 2.57m)

Wall and base mounted units incorporating an inset single drainer sink unit with work surfaces and tiled splashbacks over. Cooker point, space for domestic appliance, double glazed window to the rear elevation and through to;

Utility

Door to the side elevation.

W/C

Comprising toilet, wash hand basin and double glazed window to the rear elevation.

First Floor Landing

Double glazed window to the side elevation and doors to;

Bedroom One

13' 5" x 8' 6" (4.09m x 2.59m)

Double glazed window to the rear elevation, fitted wardrobe and radiator.

Bedroom Two

12' 7" x 10' 1" (3.84m x 3.07m)

Double glazed window to the front elevation and radiator.

Bedroom Three

9' 2" x 8' 6" (2.79m x 2.59m)

Double glazed window to the front elevation and radiator.

Fitted Bathroom

Tiled, comprising bath, wash hand basin, toilet and double glazed window to the rear elevation.

Outside

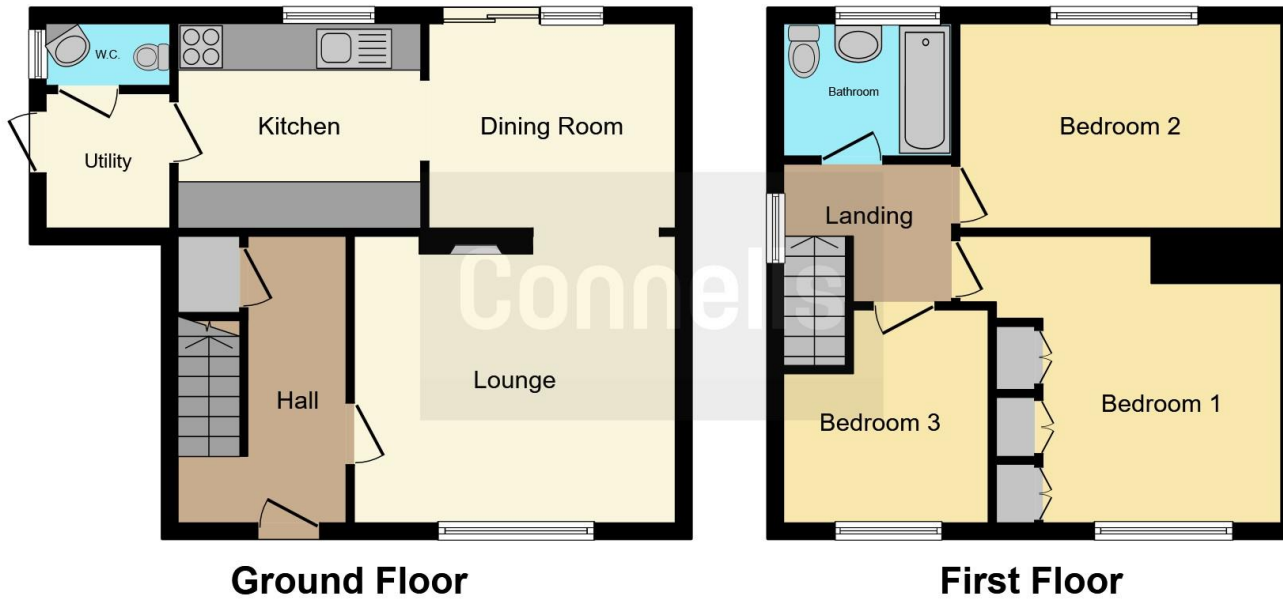
Front Of Property

Enclosed low maintenance garden with access to front door.

Rear Garden

Patio area beyond being laid to lawn.





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.focalagent.com

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EPC Rating: D Council Tax
 Band: A

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Tenure: Freehold



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