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RESIDENTIAL

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8 St Ediths Green, All Saints Road, Warwick

Price Guide
£239,950



This modern, two-bedroom semi-detached property is situated in a popular residential area, offering convenient access to both Warwick and Leamington Spa town centre amenities, as well as All Saints Church and the nearby primary school. The accommodation, which requires some modernisation, briefly offers: an entrance porch, living room, breakfast kitchen, bathroom, gas heating, driveway, and an enclosed rear garden. NO UPWARD CHAIN. Energy rating C.

Location

Edith's Green is situated on All Saints Road,

within a popular residential area, offering convenient access to both Warwick and Leamington Spa town centre amenities, as well as All Saints Church and Primary School nearby.

Approach

Through the entrance door into:

Entrance Porch

Radiator and a further glazed door to:

Living Room

16'2" x 11'9" (4.95m x 3.60m)

Radiator with decorative cover, additional

radiator, staircase rising to First Floor, double glazed window to the front aspect. Door to:

Kitchen

10'10" x 8'7" (3.32m x 2.62m)

Base units, worktops, tiled splashbacks, eye-level storage cupboard, single drainer sink unit. Space and plumbing for a washing machine, space for a gas cooker, Baxi gas-fired boiler, window to the rear aspect and a part-glazed casement door allows access to the rear garden.

First Floor

Access to roof space. Doors to:



Bedroom One

12'9" x 11'9" (3.89m x 3.60m)

A radiator and a double-glazed window to the front aspect.

Bedroom Two

10'10" x 6'8" (3.32m x 2.05m)

Radiator, window to rear aspect, bulkhead housing the airing cupboard and the hot water cylinder.

Bathroom

White suite comprising bath with mixer tap and Triton shower system over, WC, pedestal wash hand basin, tiled splashbacks, radiator and a window to the rear aspect.

Outside

To the front of the property, a driveway provides off-road parking, with a pathway leading to the entrance porch. There is also a side pedestrian access leading to the rear garden.

Rear Garden

Enclosed on all sides with paved and lawned areas.

Tenure

The property is understood to be freehold, although we have not inspected the relevant documentation to confirm this.

Services

All mains services are understood to be connected. NB We have not tested the heating, domestic hot water system, kitchen appliances, or other services, and whilst believing them to be in satisfactory working order and cannot give warranties in these respects. Interested parties are invited to make their own inquiries.

Council Tax

The property is in Council Tax Band "C" - Warwick District Council

Postcode

CV34 5GR

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- Lettings and Property Managers •
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Also at: Leamington Spa, Somerset House,
Clarendon Place, Royal Leamington Spa CV32 5QN