



Connells

Austin Edwards Drive
Warwick

Austin Edwards Drive Warwick CV34 5GW

for sale offers in the region of
£270,000



Property Description

An excellent opportunity to acquire this well presented, two bedroom home benefiting from a garage. The property in brief comprises, entrance porch, spacious lounge and a modern kitchen with an integrated oven, hob and cooker hood. Upstairs there are two light and airy double bedrooms and a family bathroom. The property further benefits from a rear garden and off road parking.

Austin Edwards Drive is well located for accessing local shops and amenities, it is only a short walk to the Tesco superstore, pubs, restaurants and more! The location is also perfect for schooling, Emscote Infant School is Ofsted rated outstanding and is only a short walk away as well as Myton School Ofsted rated good.

The location is perfect for national commuters as is only a short drive to the A46, M40 and Warwick Parkway park and ride train line for frequent visitors to London.

The property is within a short 8 minute drive or less than a 25 minute walk of Warwick Town Centre and its famous Warwick Castle. Warwick is a market town which offers a great selection of High Street & independent shops as well as a wide range of restaurants, bars and coffee shops. Warwick is a lively town which hosts an annual food and drink festival, weekend markets and other local events. The property is also ideal for easy access into Leamington Spa and all of its shops and amenities.

Lounge

Window to front, carpeted flooring.

Kitchen

Fitted with a range of wall and base units with work surface over, built in electric oven, gas hob with extractor fan, space for fridge freezer and space and plumbing for washing machine, valiant boiler, door to rear and double glazed window to rear.

Landing

Carpeted flooring.

Bedroom One

Double glazed window to front.

Bedroom Two

Window to rear, cupboard with rails and shelves.

Bathroom

Wash hand basin with storage, cabinet, shower over bath, WC, part tiled walls, vinyl flooring and double glazed window to rear.

Rear Garden

Enclosed private garden with steps up to slate area, with laid to lawn beyond.

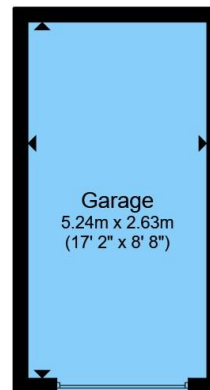
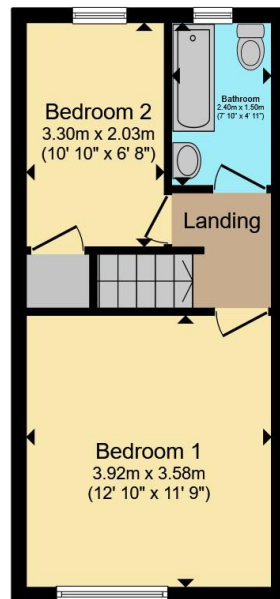
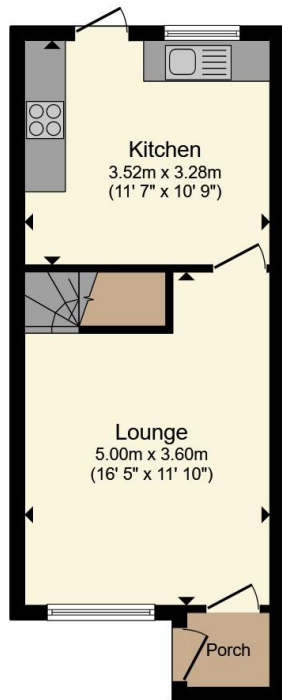
Parking

Off road parking with a garage.

Buyer Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Ground Floor

First Floor

Garage

Total floor area 75.0 m² (807 sq.ft.) approx

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.propertybox.io

Connells



To view this property please contact Connells on

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14 High Street
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EPC Rating: D Council Tax
Band: C

view this property online connells.co.uk/Property/WAR107778

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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