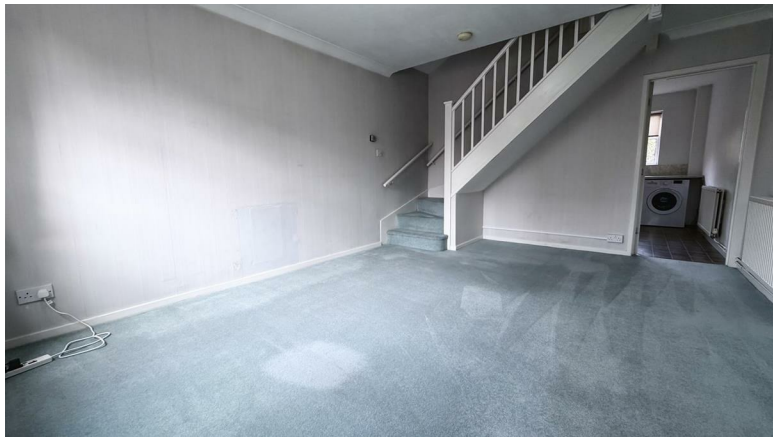
ehB RESIDENTIAL

Your Property - Our Business

33, Austin Edwards Drive, Warwick

Price Guide
£279,500



This two-bedroom semi-detached property is in a popular residential area, with convenient access to amenities in Warwick and Leamington Spa town centres, as well as All Saints Church and the nearby primary school. The accommodation briefly comprises: an entrance porch, a good-sized living room, breakfast kitchen, shower room, gas heating, driveway, garage and an enclosed rear garden. NO UPWARD CHAIN. Energy rating C.

Location

Austin Edwards Drive is a cul-de-sac of similar properties off All Saints Road, in a popular residential area, offering convenient access to both Warwick and Leamington Spa town centre amenities, as well as to nearby All Saints Church and Primary School.

Approach

Through a double glazed entrance door into:

Entrance Porch

Ceiling light point and further glazed door to:

Living Room

16'3" x 11'10" (4.96m x 3.61m)
Radiator, double-glazed window to front aspect, staircase to First Floor and door to:

Breakfast Kitchen

11'10" x 10'11" (3.63m x 3.33m)
Range of base units with worktops, single drainer sink unit, eye-level storage cupboard, and radiator. Town & Country cooker with gas stove, space and plumbing for a washing machine, space for an upright fridge/freezer. Wall-mounted Worcester gas-fired boiler, double-glazed window to the rear aspect and a double-glazed casement door to the rear aspect and garden.

First Floor Landing

Access to the roof space and doors to:

Bedroom One

12'11" x 11'10" (3.94m x 3.62m)
A radiator and a double-glazed window to the front aspect.

Bedroom Two

10'11" x 6'9" (3.34m x 2.06m)
Radiator, built-in Airing Cupboard with hot water

cylinder and a double-glazed window to the rear aspect.

Shower Room
White suite comprising WC with a concealed cistern, wash hand basin, with storage below, additional matching low-level storage, plus an eye-level medicine cabinet with drawers beneath. Tiled shower enclosure with shower system, radiator and a double glazed windoe to the rear.

Outside
There is an established front garden with a pathway leading to the entrance door. The driveway to the side provides good off-road parking and access to the garage.

Garage
Power and light, roller shutter door and a service door to the garden.

Rear Garden
North east facing, paved patio area, section of lawn and stocked 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 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 5GW

Ground Floor

Approx. 31.5 sq. metres (338.7 sq. feet)

First Floor

Approx. 30.4 sq. metres (326.8 sq. feet)

Total area: approx. 61.8 sq. metres (665.4 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

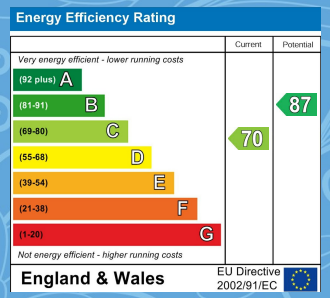
ehB RESIDENTIAL

Your Property - Our Business

Residential Estate Agents •
Lettings and Property Managers •
Land and New Homes Agents •

Warwick Office
17-19 Jury Street
Warwick
CV34 4EL

01926 499540 ehbresidential.com



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

IMPORTANT NOTICE ehB Residential for themselves and for the Vendors of this property, whose agents they are, give notice that:- 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of ehB Residential has any authority to make or give any representations or warranty whatever in relation to this property on behalf of ehB Residential, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Measurement and other information. All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particulars importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the properties. 5. The agents will require identity documentation and evidence of address before entering into any transaction under money laundering regulations 2007.