



**Connells**

Grassington Avenue  
Warwick



## Property Description

A light and airy two bedroom mid-terraced home located in the desirable location of Woodloes, Warwick. This superb property comes with a garage, a private courtyard garden and is being sold with no onward chain.

The property in brief comprises, entrance porch for additional privacy with a door leading into the lounge. The good size lounge comes with an electric fireplace - perfect for cosy evenings. To the rear of the home is a kitchen diner with a door leading out into the low maintenance courtyard garden.

On the first floor there are two double bedrooms inviting plenty of natural light. Bedroom two further benefits from built in storage.

## The Location

The light and airy property is situated in the sought after Woodloes location and offers excellent travel links. For national commuters it is only a short drive to the M40 and Warwick Parkway park and ride train line for frequent visitors to London. The property is also just a couple of minutes walk away from the bus stop and has easy access to local shops and amenities including a M&S Simply Food, BP garage and Priory Medical Centre.

Grassington Avenue is just 1 mile to the historic 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.

## Entrance Porch

Door to lounge and tiled flooring.

## Lounge

Window to front, electric fireplace, brick feature wall and carpeted flooring.

## Kitchen / Diner

Fitted with a range of wall and base units with work surface over, space for cooker, washing machine and fridge freezer. Vinyl flooring, tiled to splashback, window and door to rear.

## Landing

Loft hatch, carpeted flooring and airing cupboard housing the Worcester boiler.

## Bedroom One

Window to front and carpeted flooring.

## Bedroom Two

Window to rear with green views, storage cupboard with shelves and carpeted flooring.

## Bathroom

Shower over bath, WC, wash hand basin and vinyl flooring.

## Rear Garden

Low maintenance, private and enclosed rear garden with bedding area, brick built shed and rear access.

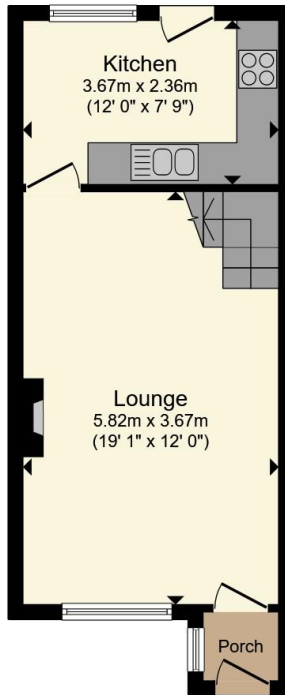
## Garage

End block garage.

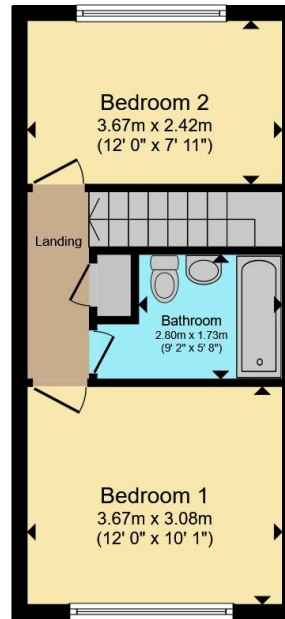








**Ground Floor**



**First Floor**

Total floor area 62.8 m<sup>2</sup> (676 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](http://www.propertybox.io)



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

Tenure: Freehold

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