



Wathen Road
WARWICK CV34 5BB

for sale offers in the region of
£265,000



Property Description

This two bedroom home offers off road parking, two double bedrooms and an ample sized rear garden. The lovely home has a lounge to the front featuring a fireplace perfect for cosy evenings. There is a kitchen diner with good storage and worktop space to the rear. On the first floor, there are two light and airy double bedrooms and a modernised family bathroom.

The location is perfect for travel links as it is a short drive to the M40 and Warwick Parkway park and only a short 15 minute walk to Warwick train station which is commutable to London Marylebone and the wider Midlands. Warwick hospital is less than a 10-minute walk away, perfect for health care professionals looking for a short commute. There is also access to good schooling including St Mary Immaculate Catholic Primary School being a couple minutes walk away.

Entrance Hall

Lounge

15' 1" x 9' 10" (4.60m x 3.00m)

Window to front, fireplace, understairs cupboard and wood style flooring.

Kitchen/Diner

10' 10" x 7' 1" (3.30m x 2.16m)

Fitted with a range of base and wall mounted units with work surface over, including a sink and drainer with mixer tap. Appliances include a cooker with gas hob and offers space for a fridge freezer and washing machine. There is a tiled splashback and two windows to rear.

Bedroom One

17' 9" x 10' 4" (5.41m x 3.15m)

Window to front, cupboard with shelving and wood style flooring.

Bedroom Two

11' 10" x 9' 10" (3.61m x 3.00m)

Window to rear and wood style flooring.

Bathroom

A modern bathroom with a bath and shower over, low level w/c and vanity hand wash basin. There is a window to rear and a cupboard with the boiler and shelving.

Rear Garden

Mainly laid to lawn, paved patio, storage and side access.

Parking

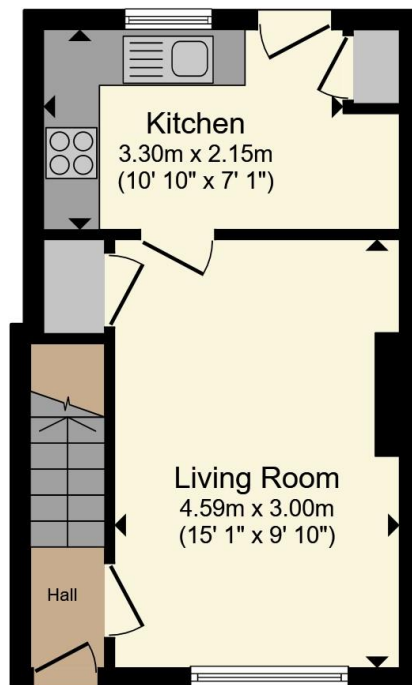
Buyer Aml Fee

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.

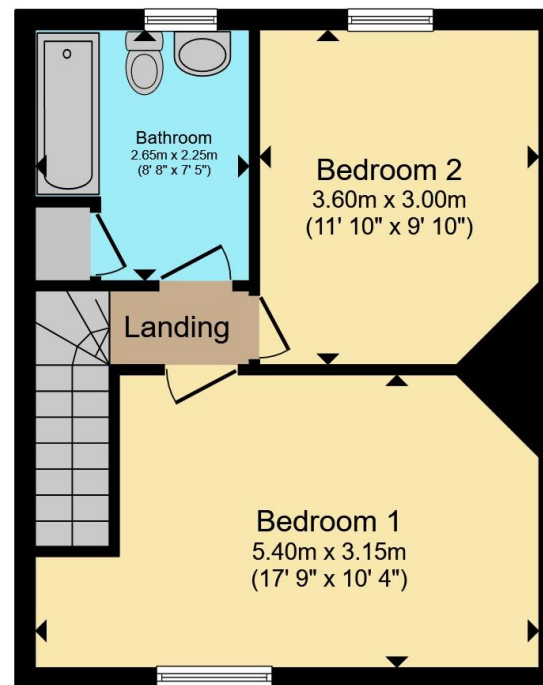








Ground Floor



First Floor

Total floor area 63.6 m² (685 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

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T 01926 403308

E warwick@connells.co.uk

14 High Street
WARWICK CV34 4AP

EPC Rating: D Council Tax
Band: B

Tenure: Freehold

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