

Connells

Yardley Close
Warwick

Yardley Close
Warwick CV34 5EX

for sale offers in the region of
£325,000







Property Description

A well presented three/four bedroom semi-detached home located in a desirable family location within easy reach of Warwick town centre and good local schooling. This charming home has a driveway to the front of the home, a private rear garden is being sold with no onward chain.

To the front of the home there is a lounge with a fireplace and a dining area with sliding doors leading to the private rear garden, offering plenty of space for hosting family meals or entertaining. The modern kitchen is to the rear and comes with a built in oven, gas hob and extractor fan. This lovely property boasts versatile living by benefiting from a separate room that could be used as a study, playroom or a fourth bedroom. There is also a guest cloakroom for added convenience.

Upstairs there are three light and airy bedrooms and a family bathroom, all with plenty of natural light. The primary bedroom benefits from built in storage.

The delightful rear garden comes with a patio area, perfect for an outdoor seating area and setting up a BBQ to enjoy in the warmer months! The rest of the garden is mainly laid to lawn and has some mature plants and shrubs, offering plenty of greenery.

The Location

Yardley Close 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.

Yardley Close is a 5 minute drive or 20 minute walk into 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 Hall

Door to front and laminate flooring.

Cloakroom

Wash hand basin, WC and vinyl flooring.

Lounge Diner

24' 10" x 13' 2" (7.57m x 4.01m)

French doors, window to front, decorative fireplace, laminate flooring and understairs cupboard.

Kitchen

11' 10" x 7' (3.61m x 2.13m)

Fitted with a range of wall and base units with work surface over, cooker, hob and extractor fan, space for washing machine and fridge. Window and door to side.

Landing

Window to side, loft hatch and airing cupboard.

Bedroom One

12' 5" x 8' 8" (3.78m x 2.64m)

Window to front, built in wardrobe and cupboard.

Bedroom Two

9' 11" x 8' 5" (3.02m x 2.57m)

Window to rear and wardrobe with hanging space.

Bedroom Three

9' 5" x 6' 4" (2.87m x 1.93m)

Window to front.

Bedroom Four/Study

10' 4" x 7' 10" (3.15m x 2.39m)

Window to front.

Family Bathroom

Bath with shower over, wash hand basin, WC, fully tiled and window to rear.

Loft Space

Part boarded.

Parking

Driveway for one vehicle.

Rear Garden

Mainly laid to lawn, patio area, shed and rear access.

Buyers 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 92.1 m² (991 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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14 High Street
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EPC Rating: C

Council Tax Band: C

Tenure: Freehold

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