

RESIDENTIAL SALES
LETTINGS & PROPERTY
MANAGEMENT

COWLING & PAYNE



Warwick Crescent, Landon
Asking Price £315,000

Cowling & Payne are delighted to market this 2-bedroom detached coach house. Nestled in the heart of a friendly, welcoming community, this property is ready and waiting for a new owner to move straight in.

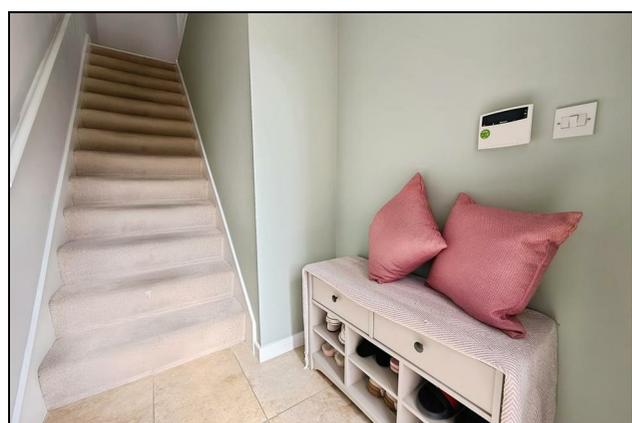
As soon as you step inside, you will be impressed by the inviting reception room. It features a gorgeously designed open-plan living and dining area. This space is ideal for hosting social gatherings or quite simply enjoying a quiet evening in.

Moving on, the house boasts a tastefully designed kitchen, two bedrooms and a main 3 piece bathroom. The property also features its own private entrance, giving the property its own privacy.

One of the perks of this delightful house is the upward chain is complete . Say goodbye to the usual stresses associated with moving house. Another noteworthy feature worth mentioning is the two parking spaces that come with this property.

To sum up, this property is an absolutely attractive choice for first-time buyers looking to step onto the property ladder. It also offers a brilliant investment opportunity for those looking to expand their portfolio.

So, if you're someone who appreciates good living and is fond of comfort, look no further. This property could be the perfect fit.



- FRONT
- ENTRANCE HALL
- LANDING
- LOUNGE/DINER
- KITCHEN
- BATHROOM
- BEDROOM 1
- BEDROOM 2
- PARKING

any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller. Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate.

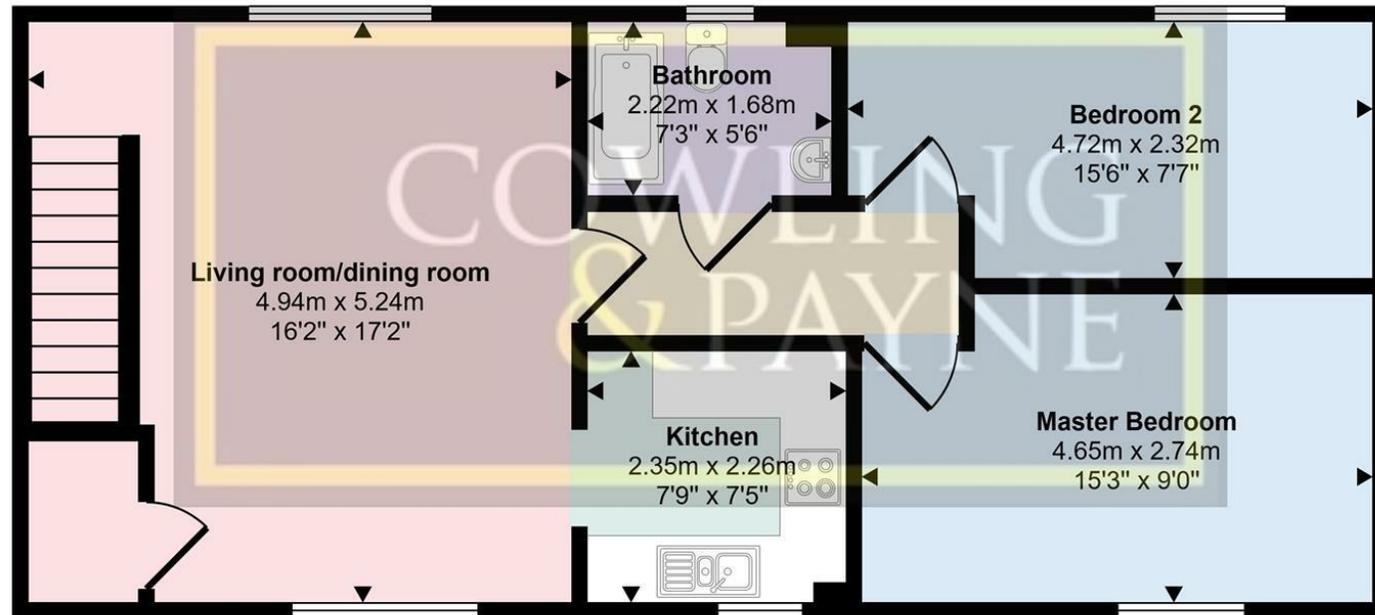
Money Laundering Regulations
Once your offer has been accepted and you proceed with the purchase, a non-refundable administration fee of £50 (including VAT) per person will be required to complete our Anti-Money Laundering identity verification process. Once completed, along with other necessary documentation requested the property will be advertised as STC.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		81	81
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Disclaimer
Whilst we make enquiries with the Seller to ensure the information provided is accurate, Cowling & Payne makes no representations of

Approx Gross Internal Area
64 sq m / 687 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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