



Peter Clarke

17 Cranmer Grove, Heathcote, Warwick, CV34 6EP

- No chain
- Cul-de-sac setting
- Detached residence
- Versatile living accommodation
- Four bedrooms
- Three bathrooms
- Scope to improve and modernise
- Integral garage and off road parking



£485,000

NO CHAIN. Positioned in a sought after area, a detached house offering versatility and the scope to modernise and improve. Entrance hall, living room, dining room, kitchen-breakfast room and cloakroom. Four bedrooms, en suite, family bathroom and Jack and Jill bathroom. Enclosed rear garden, parking to the front and integral garage.

ACCOMMODATION

Entrance hall with stairs to first floor and access to garage. Cloakroom with wc and wash hand basin. Living area with bay window to front and fireplace with decorative surround. Dining room with window overlooking the rear garden. Kitchen-diner with range of wall and base units with worktop over, eye level oven, four burner gas hob, integrated dishwasher and space for washing machine, sink, drainer, space for table and chairs, doors and window to rear.

First floor landing with airing cupboard housing water tank and access to loft space. Main bedroom with two windows to front and two built in cupboards. En suite with walk in shower enclosure, wc and basin, obscure window to side. Bedroom Two with window to front and overbed fitted wardrobes. Jack and Jill en suite, with shower enclosure, wc, wash hand basin and obscure window to side. Bedroom Three with window to rear. Family bathroom with bath with shower attachment, wc, wash hand basin, obscure window to rear. Bedroom Four with window to rear.

Outside is a well established rear garden which is mainly laid to lawn with mature planted borders and enclosed by timber boundary. Side gates to each side of the property. To the front is a tarmacadam driveway for multiple cars with the remainder of the front laid with chippings. Integral garage with up and over door to the front, power and light.

GENERAL INFORMATION

TENURE: The property is understood to be Freehold. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains gas, electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas central heating to radiators.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band F.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: ? A full copy of the EPC is available at the office if required.

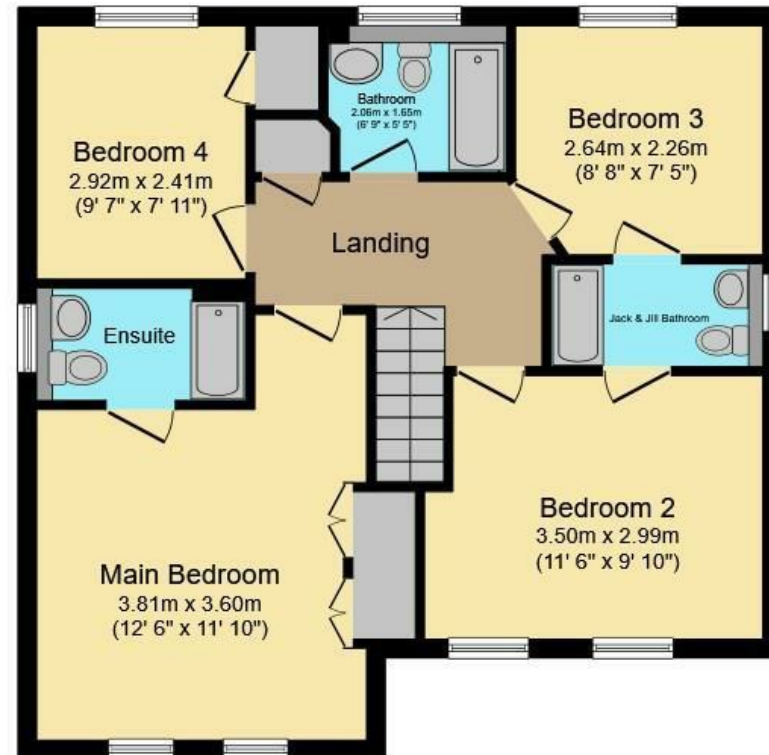
VIEWING: By Prior Appointment with the selling agent.



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Ground Floor
Floor area 68.8 sq.m. (740 sq.ft.)

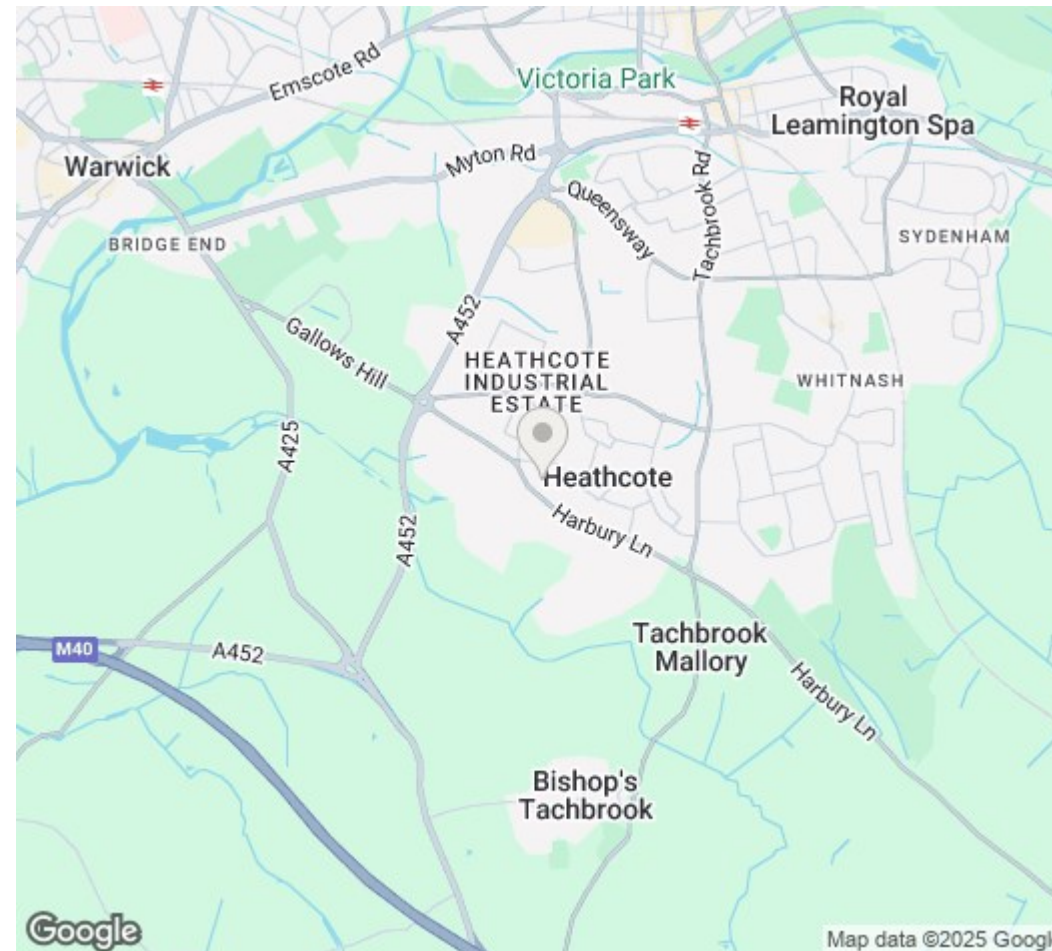


First Floor
Floor area 63.4 sq.m. (683 sq.ft.)

Total floor area: 132.2 sq.m. (1,423 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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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