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89, Wathen Road, Warwick

Price Guide £270,000

This well-presented two-bedroom mid-terrace house is located in a popular residential area within easy reach of Warwick Station, Hospital and the Town Centre. The accommodation is arranged as follows: Entrance porch, lounge with a feature fireplace, large kitchen-diner, two double bedrooms, modern bathroom, off-road private driveway, and a good-sized low-maintenance rear garden. Ideal for first-time buyers.

Location

Wathen Road is conveniently situated within walking distance of all amenities, including Warwick Town Centre, Warwick Hospital and the nearby Warwick Railway Station.

Approach

Across the brick-paved driveway through the front entrance door

Entrance Porch

Stairs to the first-floor landing, and door to the:

Lounge

14'11" x 10'9" including chimney recess (4.57m x 3.284m including chimney recess)

Brick surround and stone mantle on the feature fireplace, door to under-stairs cupboard offering storage, large double-glazed windows to the front aspect, radiator and a door to the kitchen diner

Kitchen / Diner

17'3" x 13'10" narrowing to 9'2" (5.28m x 4.22m narrowing to 2.81m)

Range of base and eye-level white wooden painted units with complementary dark marble-effect countertop and decorative tiled splashbacks.
Single large stainless steel sink with chrome mixer tap, integrated electric Bosch oven and grill, and a Rangemaster glass four-ring induction hob with a steel hooded extraction unit above.
Space and plumbing for both a washing machine and a dishwasher, wood-effect flooring, and a dining space for the family, dual-aspect light from double-glazed windows and large double-glazed French doors opening to the rear garden.

First Floor Landing

Doors to both bedrooms and the bathroom, and access to the recently improved insulated loft space.

Bedroom One

17'7" narrowing to 14'6" x 10'3" (5.376m narrowing to 4.42m x 3.134m)

Wood effect flooring, built-in storage above the stairs and a recess suitable for large wardrobes, double-glazed windows to the front aspect, radiator.

Bedroom Two

11'9" x 9'11" (3.59m x 3.03m)

Wood effect flooring, double glazed windows to the rear aspect, radiator

Bathroom

A recently modernised suite comprising an attractive tiled floor and walls, low-level WC, hand wash basin with chrome mixer tap and cupboard storage underneath. P-shaped panel bath with glazed shower screen and shower attachments, built-in shelved storage units, double-glazed privacy window to the rear aspect, heated towel rail, extraction fan above.

Garage

14'11" x 15'1" (4.57m x 4.60m)

Up and over door with power and overhead lighting. Storage and shelving.

Garden

Fully paved rear garden offering side access to the front, offering external power outlets and external taps, as well as access to the garage and side access to the front of the property.

Frontage

To the front of the property, a paved brick driveway offering off-street parking.

Services

All mains services are understood to be connected to the property. NB: We have not tested the heating, domestic hot water system, kitchen appliances, or other services, and whilst believing them to be in satisfactory working order, we cannot give any warranties in these respects. Interested parties are invited to make their own inquiries.

Tenure

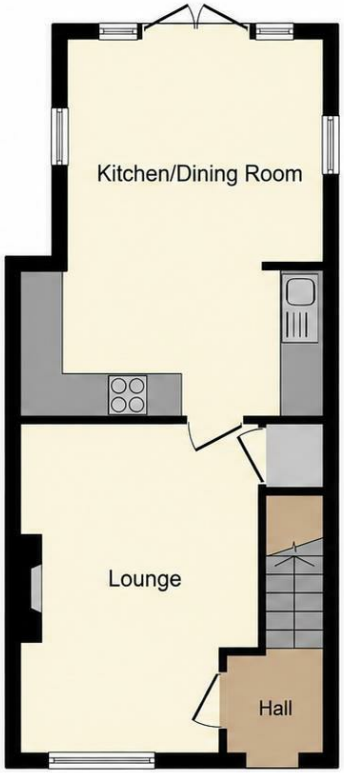
The property is understood to be freehold, although we have not inspected the relevant documentation to confirm this.

Council Tax

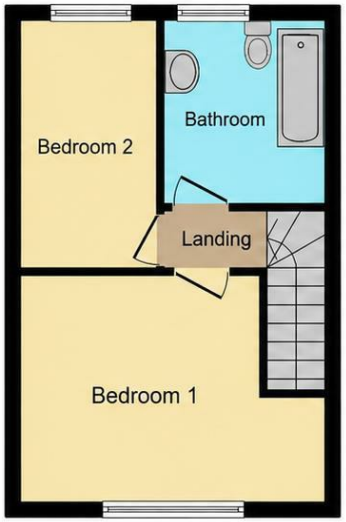
The property is in Council Tax Band "B" with Warwick District Council

Postcode

CV34 5BB



Ground Floor



First Floor

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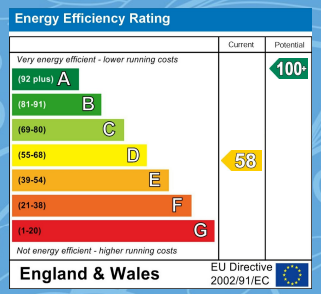

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