







Available from 6th May

Modernised and refurbished extremely spacious three double bedroomed semi detached house in a convenient location for access to Warwick Town Centre, Warwick Parkway Station and A46/M40. The gas heated and double glazed accommodation also comprises: entrance porch, reception hall, excellent through lounge/dining room, refitted kitchen, refitted bathroom and separate W.C, driveway, front and rear gardens, quiet secluded location.

Sorry, No Children, No Pets.

#### Entrance Porch

Having a upvc double glazed entrance door, tiled floor, upvc double glazed windows to two sides and obscured glazed upvc double glazed door and matching side panel to the :-

#### Reception Hall

Having central heating radiator, large useful storage cupboard off, central heating thermostat to wall, stairs to first floor and doors to:-

#### Lounge/ Dining Room

24'5" x 11'1" widening to 13'0" (7.43 x 3.38 widening to 3.97) Having newly fitted oak flooring throughout, two central heating radiators, tv and satellite connections, newly fitted

electric wall fire, upvc double glazed window to the front aspect, and upvc double glazed patio doors to the rear garden.

#### Kitchen

10'6" x 9'7" (3.21 x 2.92)

Being newly and comprehensively refitted with a range of matching base units and wall cupboards, with complementary work surfaces and tiled splashbacks, integrated four ring electric hob with extractor hood over and electric oven beneath, appliance space and plumbing for washing machine, and appliance space for fridge/freezer, and a stainless steel sink unit with drainer and mixer tap. There is a tiled floor and a upvc double glazed window and upvc part double glazed door to the rear garden.



#### FIRST FLOOR

Stairs, with obscured double glazed window to the side, to the first floor landing with doors to :-

##### Bedroom One

13'1" x 11'6" (4.00 x 3.51)

Having central heating radiator and upvc double glazed window to the rear aspect.

##### Bedroom Two

12'4" x 11'2" (3.77 x 3.41)

Having central heating radiator and upvc double glazed window to the front aspect.

##### Bedroom Three

12'6" x 8'11" (3.81 x 2.72)

Having central heating radiator and upvc double glazed window to the front aspect.

##### Family Bathroom

8'11" x 7'3" (2.73 x 2.21)

Being newly refitted, and comprising a white suite of panel bath with electric shower unit over, glazed shower screen and tiling to walls and wash hand basin, set in vanity unit with cupboards beneath. There is a heated towel rail, tiled floor, tiled splashbacks, door to airing cupboard off, housing the gas fired central heating boiler, and shelving, and obscured glazed upvc window to the rear aspect.

##### Separate w.c.

Having a tiled floor, low level w.c in white and upvc obscured double glazed window to the rear aspect.

##### OUTSIDE

To the front of the property there is a good sized drive allowing parking for at least two cars, a lawned foregarden with flower and shrub borders and a rear garden with patio area, lawn, flower borders and fencing to three sides.

##### Council Tax

Council Tax : Band D.

##### Post Code

25 St Christophers Close, Warwick, CV34 5RT

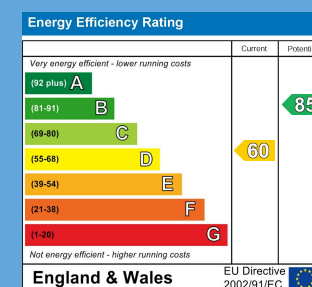


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