ehB RESIDENTIAL

Your Property - Our Business

57, William Tarver Close, Warwick

Price Guide
£175,000

ONE BEDROOM CORNER HOUSE IN NEED OF MODERNISATION WITH NO UPWARD CHAIN

This one-bedroom corner house with sitting room, kitchen, double bedroom with built-in wardrobes overlooking St Nicholas Park, bathroom, garden and allocated parking space. Ideally located close to St Nicholas Park and easily accessible to both Warwick and Leamington Spa town centres.

Location

This one-bedroom house is perfectly suited to those who want to refurbish and modernise. It is located less than 200 metres from St Nicholas Park and its amenities. It is within walking distance from the local supermarket, Warwick train station and hospital. It also offers regular bus routes from Emscote Road, which can take you to the Warwick or Leamington centres within 10 minutes. You can also access the Grand Union Canal, which offers scenic routes to both Leamington and Warwick. If you wish to commute further, it is a short drive to the M40 and A46, which can take you to Coventry, Birmingham, Stratford-upon-Avon, and direct routes to the rest of the Midlands.

Approach

Through double glazed casement front door to:

Lounge

15'7" including kitchen x 8'7" x 12'11" (4.76m including kitchen x 2.64m x 3.96m)
Open lounge with access to Kitchen, double glazed windows to front and side aspect. Electric fire with wooden mantel and stone hearth, wall mounted storage heater.

Kitchen

6'7" x 5'9" (2.03m x 1.76m)
Base and eye level units with complementary tiled splashbacks and composite work surface. Space and plumbing for washing machine, freestanding fridge/freezer, oven and hob unit. Double glazed window to front aspect overlooking the garden.

Spiral staircase to First Floor

Bathroom
Three piece suite comprising panel bath with stainless steel taps, pedestal hand wash basin and low level WC. Part tiled bath enclosure, privacy double glazed window to front aspect.

Bedroom
12'11" x 8'0" (3.96m x 2.44m)
Wardrobe with double sliding doors, cupboard space housing immersion heater,double glazed windows to front and side aspects, loft hatch into loft space.

Outside
Turfed lawn garden at the front of the property and a small patio space, allocated parking space.

Tenure
The property is understood to be Freehold.

Services
All mains services are understood to be connected with the exception of gas. 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 and cannot give warranties in these respects.

Interested parties are invited to make their own inquiries.

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

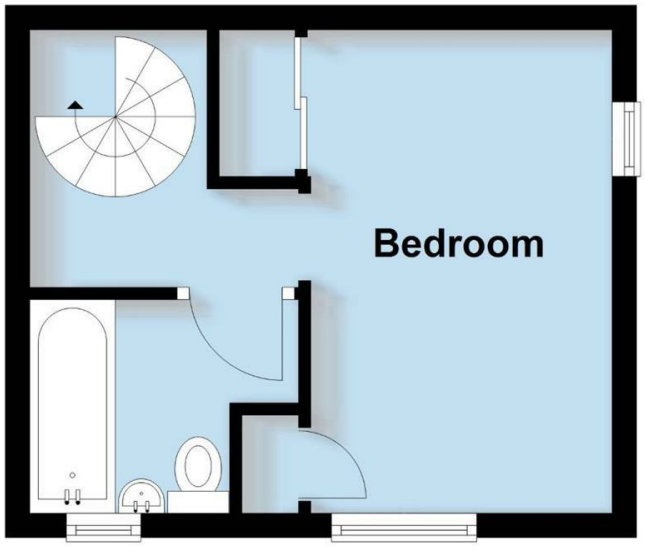
Postcode
CV34 4UF

Ground Floor

Approx. 19.3 sq. metres (207.3 sq. feet)

First Floor

Approx. 18.9 sq. metres (203.3 sq. feet)



Total area: approx. 38.2 sq. metres (410.7 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

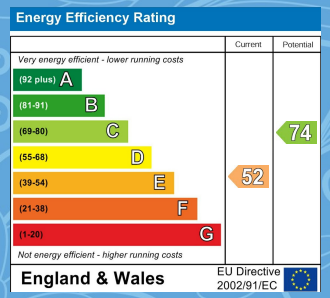
ehB RESIDENTIAL

Your Property - Our Business

Residential Estate Agents •
Lettings and Property Managers •
Land and New Homes Agents •

Warwick Office
17-19 Jury Street
Warwick
CV34 4EL

01926 499540 ehbresidential.com



Also at: Leamington Spa, Somerset House, Clarendon Place, Royal Leamington Spa CV32 5QN

IMPORTANT NOTICE ehB Residential for themselves and for the Vendors of this property, whose agents they are, give notice that:- 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of ehB Residential has any authority to make or give any representations or warranty whatever in relation to this property on behalf of ehB Residential, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Measurement and other information. All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particulars importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the properties. 5. The agents will require identity documentation and evidence of address before entering into any transaction under money laundering regulations 2007.