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10, Arden Close, Warwick

Guide Price £275,000







A deceptively spacious three-bedroom mid-terrace house offering excellent potential, occupying a non-estate position just off Spinney Hill. A key feature is the generous basement space, currently used for storage, with potential to convert into ancillary accommodation, subject to the necessary consents. NO UPWARD CHAIN. Energy rating: C.

Location
Arden Close is situated just off Spinney Hill, within an established and well-regarded residential area of Warwick, approximately one mile from the historic county town centre and its extensive amenities. The location offers convenient access to the A46, junction 15 of the M40 and Warwick Parkway railway station, providing excellent commuter links.

Frontage
The property is set behind an open-plan lawned foregarden with an adjoining shrub border. A paved approach leads to steps with metal handrails rising to a raised landing and a recessed front entrance.

Approach
Through a glazed entrance door into:

Entrance Hall
Wood effect floor, radiator, door to kitchen, stairs to first floor

Dining Kitchen
17'10" x 9'6" (5.46m x 2.90m)
Kitchen area: Range of matching base and eye-level units comprising worktops with breakfast bar area, inset sink drainer sink unit with mixer tap and rinse bowl, electric oven and four-ring gas hob, space for domestic appliance and space and plumbing for washing machine, radiator, understairs storage, part-glazed casement door provides access to the external staircase and garden.

Dining Area
Wood effect floor, double-glazed window to the rear aspect opening to:

Living Room
12'6" x 11'1" (3.83m x 3.39m)
Matching floor, projecting chimney breast with a railed tiled hearth, radiator and a double-glazed window to the front aspect

First Floor Landing
Access to roof space, doors to:

Bedroom One
12'7" x 9'11" (3.85m x 3.03m)
Radiator, built-in storage cupboard housing the Worcester combination gas-fired boiler and a double-glazed window to the front aspect








Bedroom Two
11'2" x 9'7" (3.42m x 2.94m)
Radiator and a double glazed window to the front aspect

Bedroom Three
8'7" x 7'8" (2.62m x 2.34m)
Radiator, double-glazed window to the front aspect and a bulkhead storage cupboard

Bathroom
White suite comprising bath with a Triton separate shower over, a glazed shower screen, WC, wash basin, radiator and a double-glazed window to the rear aspect

Rear Garden
The enclosed rear garden features a gravelled seating area adjoining the property, with an area of lawn and planting beds offering scope for further landscaping. A paved pathway leads to a rear pedestrian gate, with timber fencing defining the boundaries. An external staircase provides access between the property and garden. From the garden a solid door provides access to the:

Basement
21'10" x 17'8" (6.67m x 5.39m)
Which has power and light.

Services
?????
All mains services are understood to be connected to the property 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 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 "C" - Warwick District Council

Postcode
CV34 5SN



Total area: approx. 111.1 sq. metres (1196.4 sq. feet)

Please note: Any measurements displayed are to be used as a guide only. Plan created by Coventry Property Surveys LTD Tel 024 7629 1555
Plan produced using PlanUp.

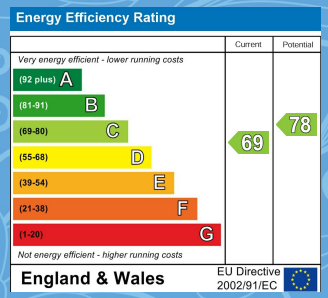
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