

This two-bedroom mid-terraced property is quietly situated within this ever-popular residential development. A short walk to the historic Warwick town centre and a range of amenities. The property is briefly offering an entrance hallway, kitchen, living/dining space, conservatory, landscaped rear garden, two bedrooms and a family bathroom. The property benefits from an allocated parking space.

This property is perfect for a full modernisation projects either as a first home or an investment, No upward chain, early viewing is advised.

#### Location

The popular and attractive residential area of Spring Pool Warwick located off the Cape Road and a short walk to the historical town centre. Accessible via main roads, walking routes and bus routes and a short 15 minute walk to Warwick train station.

#### Approach

Through a small front garden area with paved walkway and bin storage to the right hand side of the entrance to the property

#### Entrance Hall

Through the glazed wooden entrance door to the entrance hallway with stained wood flooring, radiator and access to : the kitchen, staircase rising to the First Floor, under stairs storage and doorway to the:

#### Lounge

15'1" x 12'2" (4.62m x 3.72m)

Continued flooring from hallway and kitchen offering living and dining space, electric wall mounted fire and mantelpiece, radiator, sliding glazed serving window to kitchen, double glazed window and double doors to conservatory

#### Kitchen

5'6" x 10'2" (1.68m x 3.10m)

Continued flooring from hallway , a range of base and eye-level painted white units with complementary worktop. Space for washing machine, freestanding electric oven and grill with four ring ceramic hob and hooded stainless steel extraction unit above. Tiled splashback strand in the kitchen wall, stainless steel sink with stainless steel taps, radiator, housing of Worcester combination boiler and window to the front aspect

#### Conservatory

9'2" x 5'10" (2.81m x 1.79m)

Offering glazed windows to all aspects with Perspex roof, double opening doors to garden

#### First Floor Landing

Access to both bedrooms, bathroom, loft access panel and airing cupboard.





#### Bedroom One

9'5" x 12'2" (2.89m x 3.71m)

Radiator and double glazed windows facing rear aspect overlooking garden

#### Bathroom

With decorative tile flooring, three-piece suite, low-level WC, ceramic hand wash basin with stainless steel taps, mirrored shelving units above, large shower enclosure, hydro panelled on both sides, sliding glazed shower screen with main shower attachment

#### Bedroom Two

8'9" x 9'8" (2.67m x 2.97m)

Two built-in storage areas, radiator, double glazed units facing the front aspect

#### Outside

Numbered allocated parking space to the front of property

#### Garden

A landscaped garden with primary south facing aspect into five tiers, a mix of shrubbery and gravel accessible by patio stairs offering a shed at the rear of the garden and re-access to the communal areas

#### Services

All mains services are understood to be connected. 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.

#### Tenure

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

#### Council Tax

Council Tax Band 'C' - Warwick District Council

#### Postcode

CV34 4UR

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

Warwick Office  
17-19 Jury St,  
Warwick  
CV34 4EL

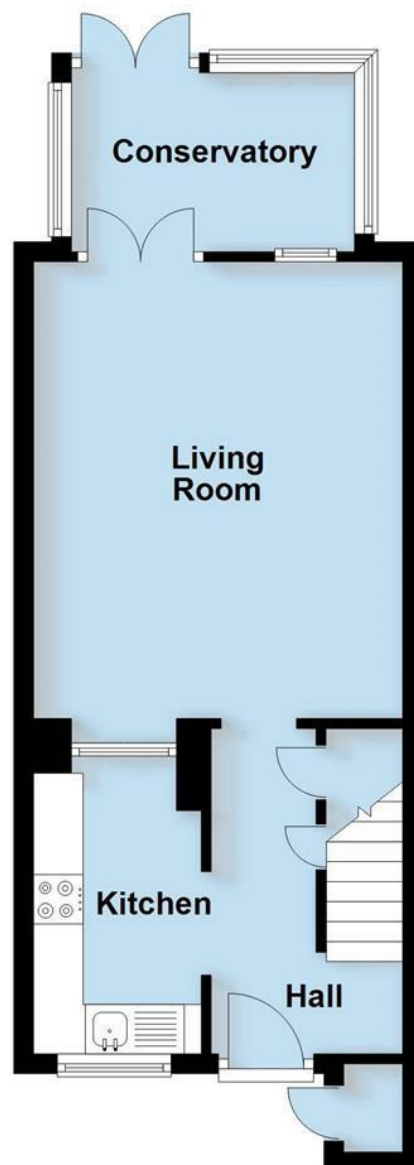
01926 499540 • [ehbresidential.com](http://ehbresidential.com)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

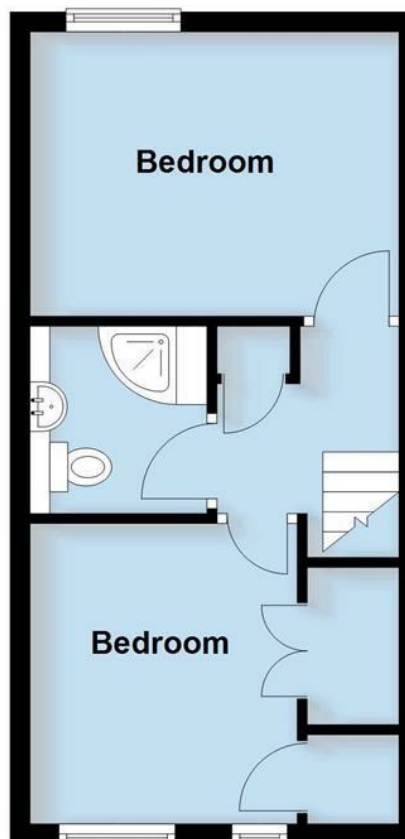
## Ground Floor

Approx. 35.9 sq. metres (386.8 sq. feet)



## First Floor

Approx. 29.9 sq. metres (321.6 sq. feet)



Total area: approx. 65.8 sq. metres (708.4 sq. feet)

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