

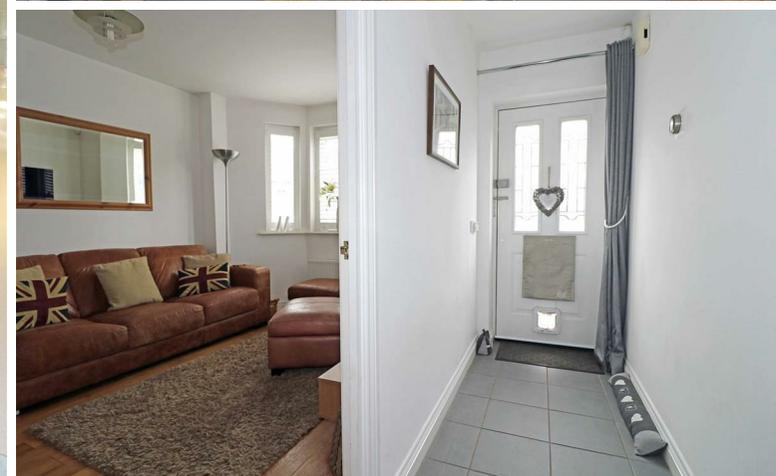
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RESIDENTIAL

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50, Campriano Drive, Warwick

Price Guide
£399,950



Forming part of this highly regarded development known as Emscote Lawns, this three-story, three-bedroom mews townhouse briefly affords: Reception hall, lounge, open-plan dining/kitchen with cloakroom off, two first-floor bedrooms accompanied by the main bathroom, top floor master bedroom suite with dressing area and ensuite shower, gas heating, double glazing, hard landscaped rear garden, and allocated parking. Viewing is highly recommended. Energy rating C.

Location

Campriano Drive is in a pleasant and established residential location forming part of the successful Emscote Lawns development. The development is conveniently sited for access to Leamington Spa and Warwick, both of which are located approximately four miles distance. There is a good range of local facilities and amenities including shops, schools, and recreational facilities. The development also enjoys a delightful central green area, which is for the exclusive use of the residents only.

Approach

Through a double glazed entrance door into:

Reception Hall

Tiled floor, radiator with decorative cover, stairs rising to First Floor. Doors to:

Living Room

13'10" x 9'8" (4.22m x 2.97m)

Having an Oak finish floor, radiator, useful understairs recess, and a double-glazed splay bay window to the front aspect with fitted shutters.





Dining Kitchen

17'11" x 13'5" max narrowing to 9'3" (5.47m x 4.11m max narrowing to 2.83m)

Having a range of matching base and eye level units with complementary worktops and tiled splashbacks with inset single drainer stainless steel sink unit with mixer tap and rinse bowl. Built-in electric oven and four-ring gas hob with stainless steel splashbacks and extractor unit over. Integrated dishwasher, washing machine, and fridge/freezer. Tiled floor, two radiators, and

downlighters in the kitchen area. Part high angled ceiling incorporating two Velux double-glazed roof lights and double-glazed French doors with windows to either side provide access to the rear garden. Door to:

Guest Cloakroom

Matching tiled floor, corner wash hand basin, WC, hat and coat rail space, radiator, and a double-glazed window to rear aspect.

First Floor Landing

Radiator, stairs rising to Second Floor. Doors to:

Bedroom Two

13'6" x 8'9" (4.12m x 2.69m)

Built-in double-door wardrobe, radiator, and two double glazed windows to the front aspect.

Bedroom Three

9'9" x 6'8" (2.98m x 2.04m)

Radiator and a double-glazed window to the rear aspect.

Bathroom

White suite comprising bath with shower system





over and glass shower screen. Pedestal wash hand basin, WC, complementary tiled splashbacks, radiator, extractor fan, and a double-glazed window.

Second Floor Landing

Ceiling light point. Door to:

Master Bedroom

13'5" x 9'10" plus dressing area 10'2" x 6'6" (4.11m x 3.00m plus dressing area 3.12m x 2.00m)

Having a dressing area with built-in wardrobes, double glazed roof-light to the front aspect with radiator below, Built-in Linen Cupboard housing the Worcester gas-fired boiler. Access to roof space. The main bedroom area has a further radiator, and two double-glazed windows to the rear aspect. A door from the dressing area leads to:

En-Suite Shower

White suite comprising WC, pedestal wash hand basin, tiled shower enclosure with shower system, and glass shower door. Complementary tiled splashbacks and matching tiled floor, chrome heated towel rail, downlighters, extractor fan, and a double-glazed Dormer window to the front aspect.

Outside

The enclosed garden is designed for ease of maintenance and laid to pave. There is a timber





garden shed and an outside tap and power supply. A gated rear pedestrian access allows access to the allocated parking space.

Tenure

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

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, we cannot give warranties in these respects. Interested parties are invited to make their own inquiries.

Council Tax Band

The property is in Band "E" - Warwick District Council

Postcode

CV34 4NZ



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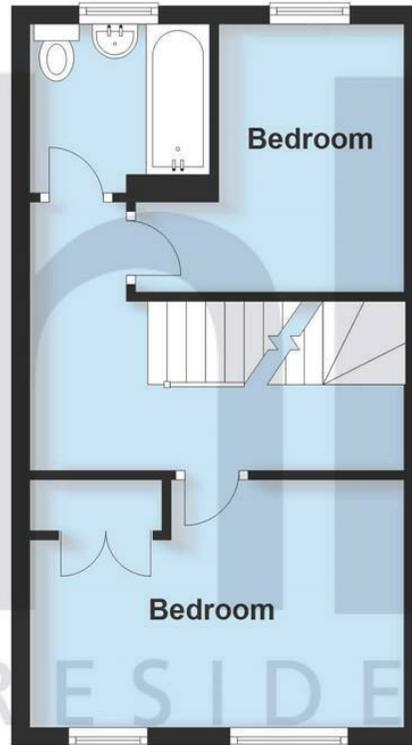
Ground Floor

Approx. 42.5 sq. metres (457.7 sq. feet)



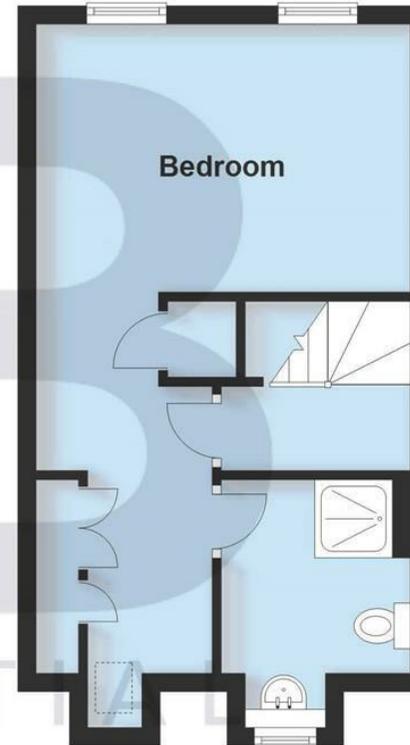
First Floor

Approx. 31.9 sq. metres (343.4 sq. feet)



Second Floor

Approx. 30.3 sq. metres (326.4 sq. feet)



Total area: approx. 104.7 sq. metres (1127.5 sq. feet)

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

Warwick Office
17-19 Jury Street
Warwick
CV34 4EL

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			87
(81-91) B		76	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales			EU Directive 2002/91/EC

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

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