

ehB
RESIDENTIAL

Your Property - Our Business



26, Woodcote Road, Warwick

Price Guide £335,000



This traditional, three-bedroom end-of-mews house occupies a highly convenient location, opposite Warwick railway station, close to the hospital, and near Priory and St Nicholas Parks, shops at St Johns, and Coten End School. The historic county town centre is within a few minutes' walk. The accommodation in brief comprises: a recessed porch, reception hall, two reception rooms, a ground-floor WC, kitchen, gas heating, first-floor shower room and a good-sized rear garden. NO UPWARD CHAIN. Awaiting EPC.

Location

Woodcote Road occupies a highly convenient location, opposite Warwick railway station, close to the hospital and convenient for Priory and St Nicholas Parks, shops at St Johns, and Coten End School. The historic county town centre is within a few minutes walk.

Approach

Recessed storm porch with a double entrance door leading to:



Reception Hall

Wood-effect floor, radiator, recessed cloakroom with double-glazed window to the front aspect. Understairs storage, housing the Glow-worm combination gas-fired boiler, half-glazed door revealing a storage cupboard with space and plumbing for a washing machine. Opening to:

Dining Room

15'5" x 8'9" max (4.72m x 2.67m max)
A wood-effect floor, radiator, and double-glazed French doors provide access to the rear



garden—multi-paned door to Kitchen, door to WC and door to:

Reception/Bedroom

14'5" x 11'11" (4.40m x 3.65m)

Wood-effect floor, double-glazed splay bay window to the front aspect with radiator below.

WC

WC, wash-hand basin, radiator, space for a domestic appliance, and a double-glazed window to the side aspect.

Kitchen

10'10" x 8'9" (3.31m x 2.68m)

Range of white gloss fronted base and eye-level units, complementary worktops, and an inset single drainer sink unit. Bosch electric oven and ceramic hob with extractor hood above, radiator and space for an upright fridge/freezer. Velux double-glazed skylight, tiled floor, double-glazed casement window providing access to the garden and a double-glazed window to the rear aspect.

First Floor Landing

Window to side aspect. Doors to:

Bedroom One

14'6" x 12'0" + depth of bay (4.42m x 3.66m + depth of bay)

Range of free-standing wardrobes with opaque glass, radiator and a double-glazed bay window to the rear aspect.

Bedroom Two

12'1" x 11'3" (3.69m x 3.45m)

A radiator and a double-glazed window to the front aspect.





Bedroom Three

8'3" x 6'5" (2.52m x 1.98m)

A radiator and a double-glazed window to the front aspect.

Shower Room

White suite comprising WC, wash hand basin, tiled shower enclosure with shower system. Chrome heated towel rail, radiator and a double-glazed window to the rear aspect.

Outside

The front garden is laid with gravel for easy maintenance and a low boundary wall. Gate providing pedestrian side access to the rear.

Generous Sized Rear Garden

This is a particular feature of the property. The garden enjoys a generously sized paved patio area with an outside tap. A pathway with sleeper steps leads to a low-maintenance area topped with slate chippings and stones. The gardens are enclosed on all sides, with a gated side pedestrian access.

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



Council Tax

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

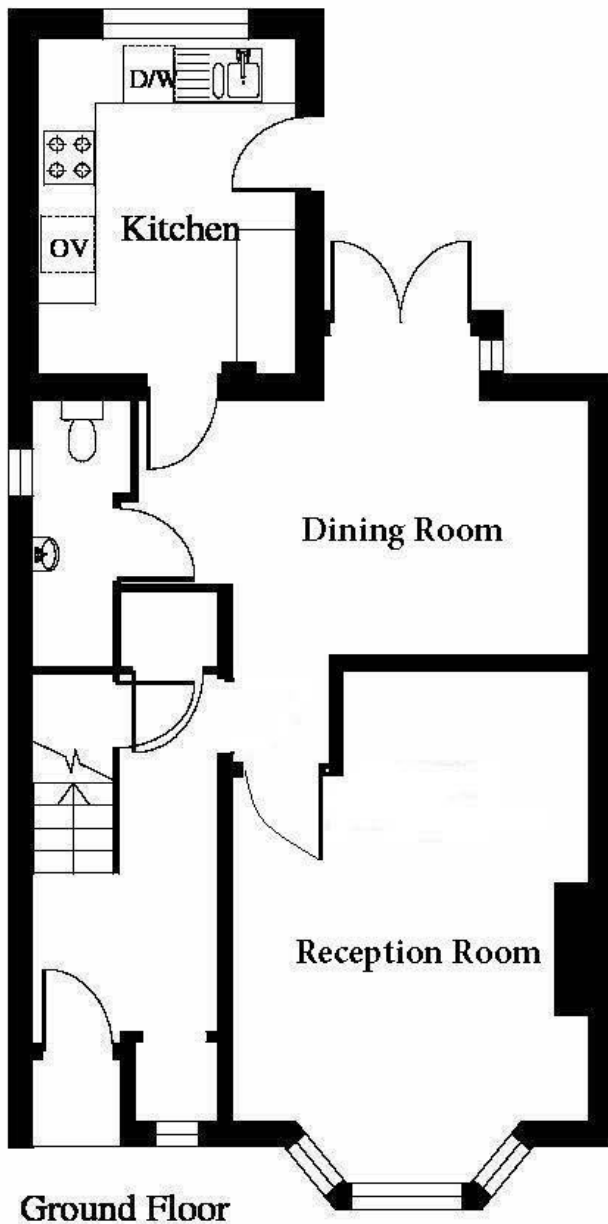
Postcode

CV34 5BZ

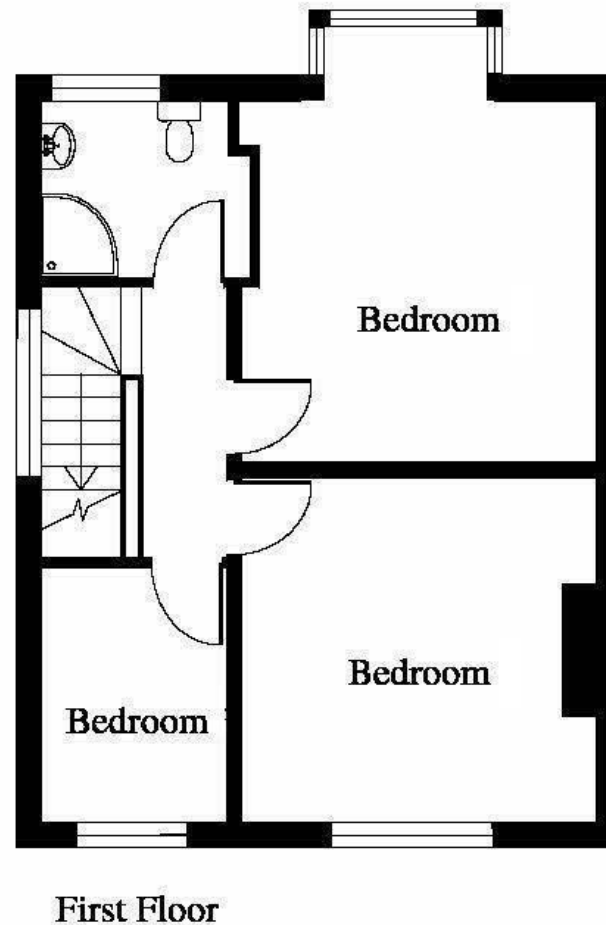


Your Property - Our Business

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



Area Approx: 1033 sq ft 96 sq m
Floor plans are for illustration purposes and are not to scale.



Warwick Office
17-19 Jury Street
Warwick
CV34 4EL

☎ 01926 499540 🌐 ehbresidential.com

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

82

69

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.