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16, Vine Lane, Warwick

Price Guide
£335,000

This three-bedroom semi-detached property is located conveniently within walking distance of Warwick Town Centre, Warwick Hospital, and nearby Warwick Railway Station. The accommodation, which requires finishing, is arranged as follows: Entrance hall, Living room, dining room, fitted kitchen with a host of appliances, three good bedrooms, and a modern bathroom. To the front, there is a good-sized front garden with off-road parking, and to the rear is a well-proportioned garden with side access to the front. The property is offered with no upward chain.

Location

Vine Lane is conveniently situated within walking distance of all amenities, including Warwick Town Centre, Warwick Hospital and nearby Warwick Railway Station.

Approach

Paved walkway, entrance door with large double-glazed windows,

Entrance Hall

Wood effect flooring, under stairs storage space, staircase rising to First Floor Landing, radiator, ceiling spotlights. Doors to Lounge and Kitchen.

Kitchen

10'11" x 6'5" (3.33m x 1.96)
Range of wood effect vinyl finish base and white gloss fronted eye level units with complimentary stone effect worktop and splashbacks, double inset stainless steel sink unit with mixer tap. Space for freestanding fridge/freezer, integrated washer/dryer, integrated dishwasher, electric oven and induction hob with stainless steel extractor unit above. Wood effect flooring, recessed spotlights and double glazed window to side aspect.

Lounge

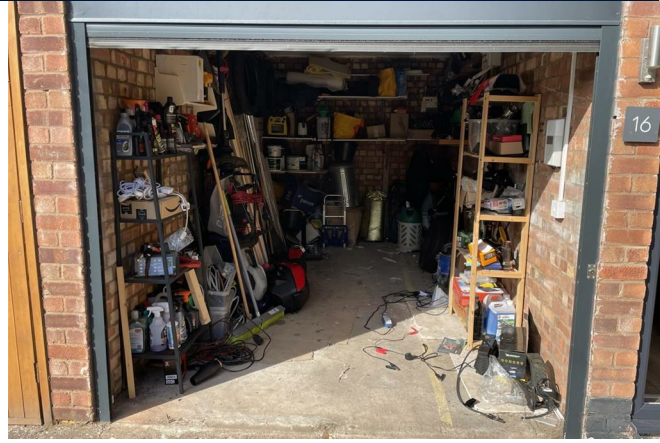
18'8" x 15'10" (5.7m x 4.85)
Fireplace with wooden mantel over, wood effect flooring, two radiators, recessed ceiling spotlights. Double glazed windows to rear aspect, double glazed sliding patio doors to rear aspect and garden.

First Floor Landing

Double glazed window to side aspect. Doors to Bedrooms and Bathroom.

Bedroom One

14'1" x 9'6" (4.31m x 2.91m)
Radiator, double glazed window to rear aspect.



Bedroom Two
12'8" x 9'6" (3.87m x 2.91m)
Built-in storage cupboard housing the Valiant combination boiler, radiator, double glazed window to front aspect.

Bedroom Three
10'9" x 8'9" (3.3m x 2.69m)
Access to loft space being fully insulated but not boarded. Radiator and double glazed window to rear aspect.

Bathroom
Matching suite comprising low flush WC, pedestal wash hand basin with stainless steel mixer tap. Panel bath with shower attachment over, glazed shower door. Wood effect flooring, decorative tiled splashbacks, two heated towel rails, ceiling light point, ventilation unit to wall, double glazed windows to side aspect.

Garage
With an electric roller door.

To The Front
Part paved and gravel driveway providing car parking for several vehicles. Small maintained front lawn, patio space with access to rear pedestrian access and rear garden.

To The Rear
A well-proportioned rear garden with patio area, accessible through the sliding lounge doors and private side access to the front.

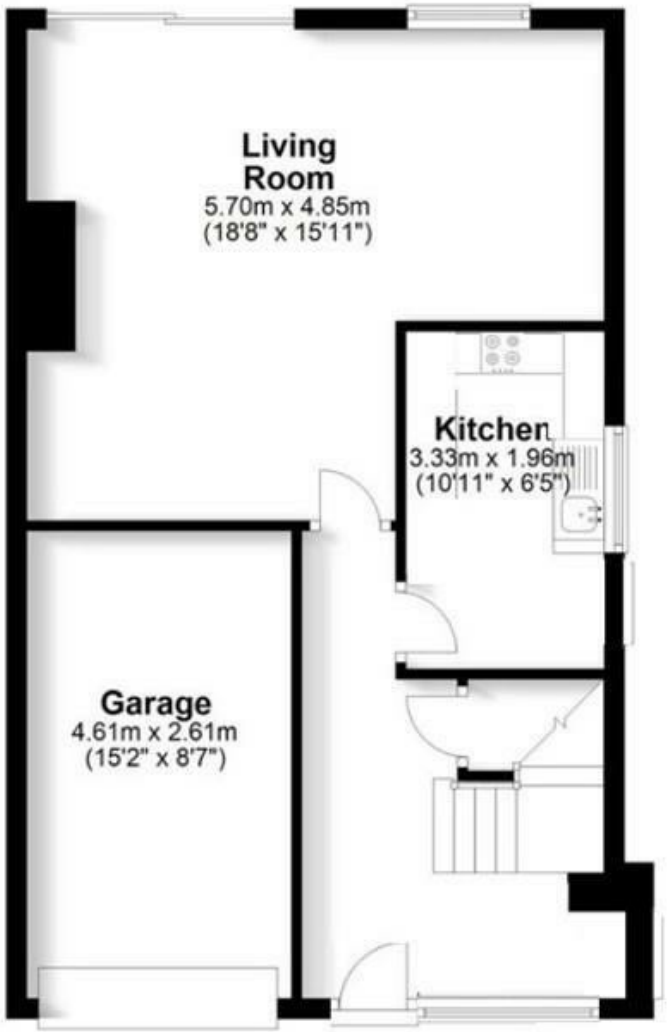
Tenure
The property is understood to be freehold, although we have not inspected the relevant documentation to confirm this.

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. We have been informed that in 2020, the property underwent some updating, with a new boiler, consumer unit, and wiring. For more details, please speak to the agents. Interested parties are invited to make their own inquiries.

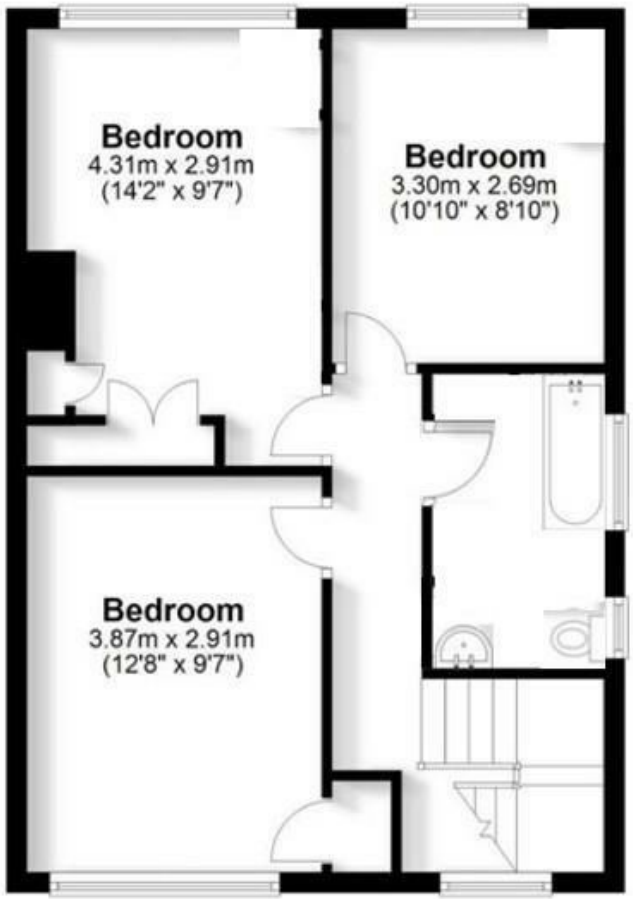
Council Tax
The property is in Council Tax Band "C" - Warwick District Council

Postcode
CV34 5BD

Ground Floor
Approx. 54.8 sq. metres (589.4 sq. feet)



First Floor
Approx. 47.4 sq. metres (509.8 sq. feet)



Total area: approx. 102.1 sq. metres (1099.3 sq. feet)

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

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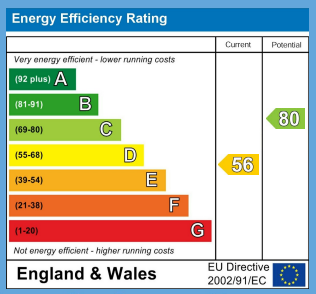

Also at: Leamington Spa, Somerset House, Clarendon Place, Royal Leamington Spa CV32 5QN

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