





ONE BEDROOM CORNER HOUSE IN NEED OF MODERNISATION WITH NO UPWARD CHAIN

This one-bedroom corner house with sitting room, kitchen, double bedroom with built-in wardrobes overlooking St Nicholas Park, bathroom, garden and allocated parking space. Ideally located close to St Nicholas Park and easily accessible to both Warwick and Leamington Spa town centres.

Location

This one-bedroom house is perfectly suited to those who want to refurbish and modernise. It is located less than 200 metres from St Nicholas

Park and its amenities. It is within walking distance from the local supermarket, Warwick train station and hospital. It also offers regular bus routes from Emscote Road, which can take you to the Warwick or Leamington centres within 10 minutes. You can also access the Grand Union Canal, which offers scenic routes to both Leamington and Warwick. If you wish to commute further, it is a short drive to the M40 and A46, which can take you to Coventry, Birmingham, Stratford-upon-Avon, and direct routes to the rest of the Midlands.

Approach

Through double glazed casement front door to:

Lounge

15'7" including kitchen x 8'7" x 12'11" (4.76m including kitchen x 2.64m x 3.96m)

Open lounge with access to Kitchen, double glazed windows to front and side aspect. Electric fire with wooden mantel and stone hearth, wall mounted storage heater.

Kitchen

6'7" x 5'9" (2.03m x 1.76m)

Base and eye level units with complementary tiled splashbacks and composite work surface. Space and plumbing for washing machine, freestanding fridge/freezer, oven and hob unit. Double glazed window to front aspect overlooking the garden.



Spiral staircase to First Floor

Bathroom

Three piece suite comprising panel bath with stainless steel taps, pedestal hand wash basin and low level WC. Part tiled bath enclosure, privacy double glazed window to front aspect.

Bedroom

12'11" x 8'0" (3.96m x 2.44m)

Wardrobe with double sliding doors, cupboard space housing immersion heater, double glazed windows to front and side aspects, loft hatch into loft space.

Outside

Turfed lawn garden at the front of the property and a small patio space, allocated parking space.

Tenure

The property is understood to be leasehold having 65 years left on the lease, annual ground rent is £40.00 pa and a service charge of £80.00 pa although we have not inspected the relevant documentation to confirm this.

Services

All mains services are understood to be connected 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 and cannot give warranties in these respects. Interested parties are invited to make their own inquiries.

Council Tax

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

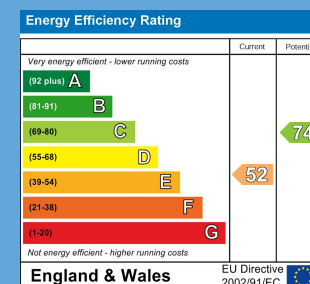
Postcode

CV34 4UF

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

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

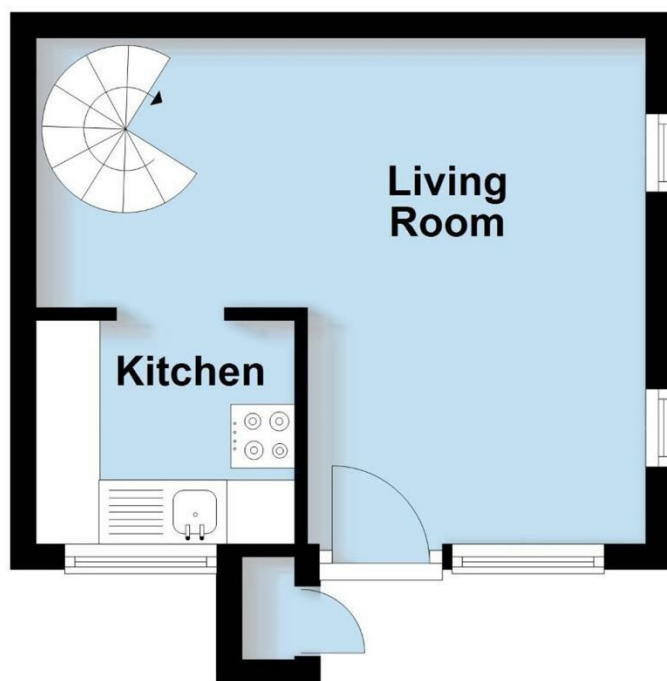
01926 499540 ehbresidential.com



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

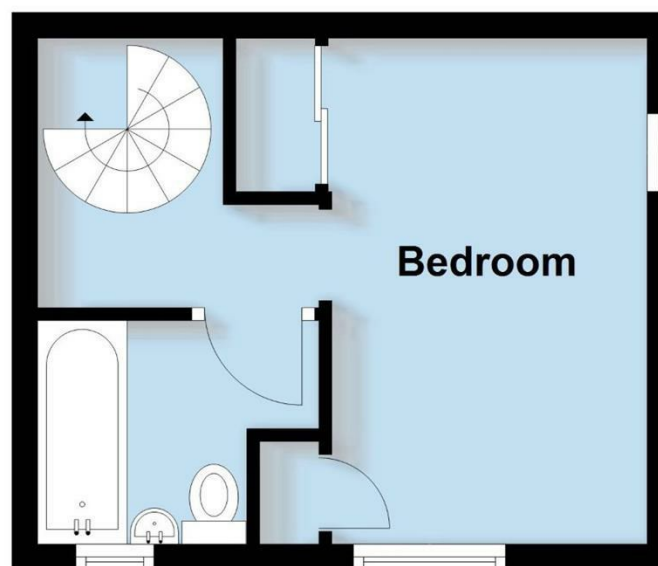
Ground Floor

Approx. 19.3 sq. metres (207.3 sq. feet)



First Floor

Approx. 18.9 sq. metres (203.3 sq. feet)



Total area: approx. 38.2 sq. metres (410.7 sq. feet)

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