





ESTABLISHED THREE-BEDROOM MID TERRACE HOUSE OFFERING WELL-PRESENTED AND IMPROVED GAS-HEATED AND DOUBLE-GLAZED ACCOMMODATION OF GENEROUS PROPORTIONS, ALSO BENEFITING FROM VEHICULAR REAR ACCESS TO A GARAGE WITHIN THE GARDEN ** NO ONWARD CHAIN ** ENERGY RATING C

Location

Beech Grove forms part of an established residential area off Spinney Hill approximately a mile and a half from Warwick town centre and easily accessible to Leamington Spa.

Approach

Through a double glazed entrance door into:

Entrance Hall

Wood effect floor, radiator, stairs rising to First Floor. Door to:

Spacious Living/Dining Room

23'0" x 12'2" (7.03m x 3.73m)

Matching floor, two radiators, double glazed window to front aspect. Downlighters to the Dining Area and double-glazed French doors provide access to the rear garden.

Kitchen Area

9'10" x 7'10" (3.02m x 2.40m)

Matching range of base and eye level units, worktops and breakfast bar area, inset single drainer sink unit.

Space for gas cooker, space and plumbing for washing machine. Downlighters, under-stairs storage cupboard, recess for upright fridge/freezer, cupboard housing the gas-fired boiler and a double-glazed window to the rear aspect.

First Floor Landing

Access to roof space and doors to:

Bedroom One

12'8" x 10'3" (3.88m x 3.14m)

Radiator and a double glazed window to the front aspect.



Bedroom Two

10'11" x 10'0" (3.35m x 3.05m)

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

Bedroom Three

Radiator, bulkhead storage cupboard and a double-glazed window to the front aspect.

Bathroom

White suite comprising bath with shower system over, WC, pedestal wash hand basin. Chrome heated towel rail, complementary tiled splashbacks and a double-glazed window to the rear aspect.

Outside

The front garden is laid to lawn. The rear garden is a good size and enjoys a secluded aspect. It is mainly laid with a paved patio, pathway and gravel areas for ease of maintenance enclosed by established hedge and fencing. Outside tap. Vehicular rear access to :

CORRUGATED GARAGE:

Service door to the side, standing within the garden.

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 to the property including 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 we cannot give any warranties in these respects. Interested parties are invited to make their inquiries.

Council Tax

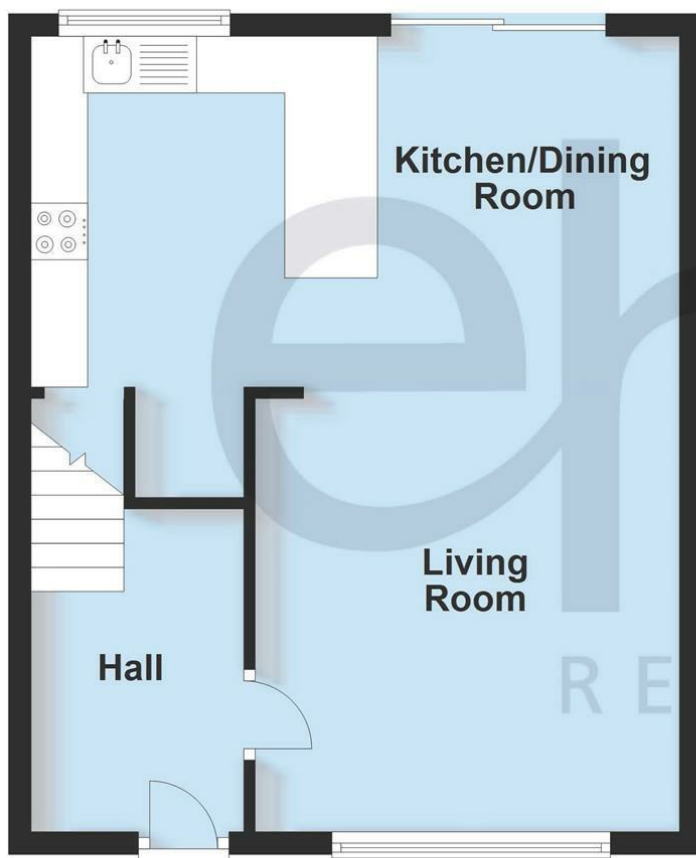
The property is in Council Tax Band "B" - Warwick District Council

Postcode

CV34 5PS

Ground Floor

Approx. 40.2 sq. metres (432.7 sq. feet)



First Floor

Approx. 40.3 sq. metres (433.6 sq. feet)



Total area: approx. 80.5 sq. metres (866.3 sq. feet)

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

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