

**ehB**  
RESIDENTIAL

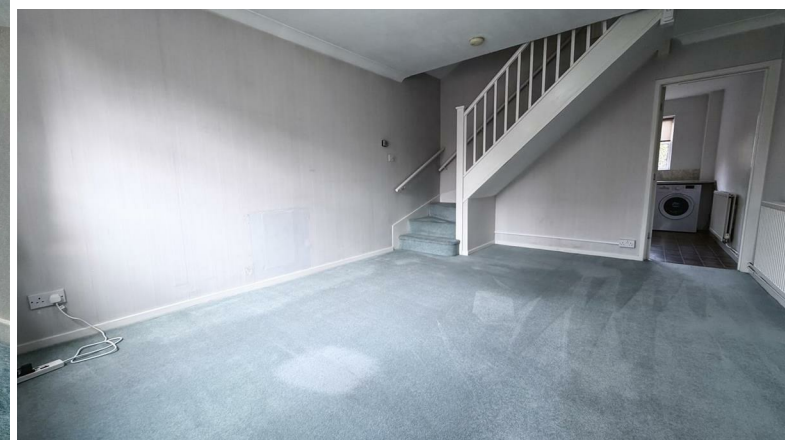
Your Property - Our Business



**33, Austin Edwards Drive, Warwick**

**Price Guide**  
**£279,500**





This two-bedroom semi-detached property is in a popular residential area, with convenient access to amenities in Warwick and Leamington Spa town centres, as well as All Saints Church and the nearby primary school. The accommodation briefly comprises: an entrance porch, a good-sized living room, breakfast kitchen, shower room, gas heating, driveway, garage and an enclosed rear garden. NO UPWARD CHAIN. Energy rating C.

#### Location

Austin Edwards Drive is a cul-de-sac of similar properties off All Saints Road, in a popular residential area, offering convenient access to both Warwick and Leamington Spa town centre amenities, as well as to nearby All Saints Church and Primary School.

#### Approach

Through a double glazed entrance door into:

#### Entrance Porch

Ceiling light point and further glazed door to:

#### Living Room

16'3" x 11'10" (4.96m x 3.61m)

Radiator, double-glazed window to front aspect, staircase to First Floor and door to:

#### Breakfast Kitchen

11'10" x 10'11" (3.63m x 3.33m)

Range of base units with worktops, single drainer sink unit, eye-level storage cupboard, and radiator. Town & Country cooker with gas stove, space and plumbing for

a washing machine, space for an upright fridge/freezer. Wall-mounted Worcester gas-fired boiler, double-glazed window to the rear aspect and a double-glazed casement door to the rear aspect and garden.

#### First Floor Landing

Access to the roof space and doors to:

#### Bedroom One

12'11" x 11'10" (3.94m x 3.62m)

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

#### Bedroom Two

10'11" x 6'9" (3.34m x 2.06m)

Radiator, built-in Airing Cupboard with hot water





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

#### Shower Room

White suite comprising WC with a concealed cistern, wash hand basin, with storage below, additional matching low-level storage, plus an eye-level medicine cabinet with drawers beneath. Tiled shower enclosure with shower system, radiator and a double glazed window to the rear.

#### Outside

There is an established front garden with a pathway leading to the entrance door. The driveway to the side provides good off-road parking and access to the garage.

#### Garage

Power and light, roller shutter door and a service door to the garden.

#### Rear Garden

North east facing, paved patio area, section of lawn and stocked areas

#### 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

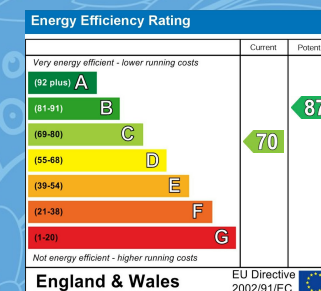
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## Ground Floor

Approx. 31.5 sq. metres (338.7 sq. feet)



## First Floor

Approx. 30.4 sq. metres (326.8 sq. feet)



Total area: approx. 61.8 sq. metres (665.4 sq. feet)

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

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