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RESIDENTIAL

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17, Eastley Crescent, Warwick

**Guide Price
£329,500**



This semi-detached home is situated in a popular no through road position, convenient for main lines of communication, with the A46 nearby and good access to the M40 and Warwick Parkway. The accommodation is arranged as follows: Entrance lobby, living room, dining kitchen, reception/formal dining area, three good bedrooms, re-fitted bathroom, gas heating, double glazing, driveway, garage and established good sized gardens. Energy rating D 65

Approach

Through double glazed entrance door into:

Entrance Porch

Double glazed window to side. Further multi paned door leads to:

Living Room

15'1" x 10'11"

Radiator, TV aerial point, telephone point, wiring for wall lights, staircase rising to First Floor and a double glazed window to front aspect. Door to:

Dining Kitchen

18'7" x 8'8"

Having a range of matching base and eye level units, worktops and tiled splashbacks with inset single drainer sink unit with mixer tap and rinse bowl. Miele electric oven and four ring gas hob with a concealed extractor unit over. Further Miele appliances to include a slim-line dishwasher and washing machine. Radiator, under stairs

storage cupboard, double glazed window to rear aspect and a double glazed casement door to side aspect. Opening to:

Second Reception/Formal Dining Room

11'1" x 10'5"

Radiator and a patio door to the rear aspect and garden.

First Floor Landing

Built-in Linen Cupboard. Access to roof space with loft ladder, double glazed window to side aspect. Doors to:

Bedroom One

12'7" x 10'0"

Built-in full height mirror fronted storage cupboard



wardrobes, radiator and a double glazed window to front aspect.

Bedroom Two

10'0" x 9'2"

Radiator and a double glazed window to rear aspect.

Bedroom Three

8'7" x 8'5"

Double glazed window to front elevation and a radiator

Bathroom

Having a modern white suite with chrome fittings comprising double ended free standing style bath with side mixer tap and shower attachment. Pedestal wash hand basin, WC, wide tiled shower enclosure with

shower system. Fully complementary tiled floor and walls, radiator, downlighters and double glazed windows to the side and rear aspects.

Outside

Brick driveway with off street parking for at least two cars and access to a single garage.

Garage

Wall mounted Concord gas fired boiler, power and light, up and over door.

Rear Garden

Enclosed south easterly facing garden with good sized patio area to the side elevation, majority of the garden is mainly laid to lawn with mature well stocked borders, To the rear there is a greenhouse and shed.

Tenure

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

Services

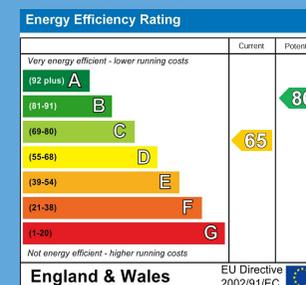
All mains services are understood to be connected. NB We have not tested the heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be satisfactory working order and cannot give warranties in these respects. Interested parties are invited to make their own enquires.

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