

distinctly different

AUSTIN EDWARDS DRIVE, WARWICK CV34 5GW



A TWO BEDROOM SEMI DETACHED HOUSE IN A POPULAR WARWICK LOCATION.

- NO CHAIN
- SEMI DETACHED
- GARAGE
- FRONT AND REAR GARDEN
- DRIVEWAY
- PORCH
- SITTING ROOM
- BREAKFAST KITCHEN
- TWO BEDROOMS
- BATHROOM

2 BEDROOMS

PRICE GUIDE £280,000

Hawkesford are delighted to market this two bedroom semi detached property. This property comes to the market with NO ONWARD CHAIN and would be the ideal first purchase. The property has scope for further extension subject to the necessary planning approvals.

The area is quiet and welcoming and popular with families. Located between Leamington Spa and Warwick it is an ideal location for easy access to both the main towns in the area.

Austin Edwards Drive is well located for accessing local shops and amenities, it is only a short walk to the Tesco superstore, pubs, restaurants and more! The location is also perfect for schooling, Emscote Infant School is Ofsted rated outstanding and is only a short walk away as well as Myton School Ofsted rated good.

The location is perfect for national commuters as is only a short drive to the A46, M40 and Warwick Parkway park and ride train line for frequent visitors to London.

The property is within a short 8 minute drive or less than a 25 minute walk of Warwick Town Centre and its famous Warwick Castle. Warwick is a market town which offers a great selection of High Street & independent shops as well as a wide range of restaurants, bars and coffee shops. Warwick is a lively town which hosts an annual food and drink festival, weekend markets and other local events. The property is also ideal for easy access into Leamington Spa and all of its shops and amenities.

Front

The property has lovely kerb appeal with a front garden laid to lawn and a spacious driveway which allows off road parking and access to the garage area.

Porch 3'7" x 3'5" (1.10 x 1.06)

With a light point to ceiling, radiator and space for coats.

Sitting Room 16'3" x 11'9" (4.97 x 3.60)

Spacious living room, with a double glazed window to the front aspect, two radiators, light point and electric fire.

Breakfast Kitchen 11'10" x 11'6" (3.61 x 3.51)

Breakfast kitchen, having a double glazed window to the rear aspect, patio door leading tp the garden area and spot lights to ceiling. The kitchen has a built in oven and grill with induction hobs, space for a large fridge freezer, dishwasher, sink, space for washing machine, kitchen work top with multiple storage compartments above and below.

First floor

The first floor allows access to the two bedrooms and bathroom. With a light point to ceiling and access to the loft.

Bedroom One 12'8" x 11'9" (3.88 x 3.60)

With a double glazed window to the front aspect, radiator and light point to ceiling.

Bedroom Two 11'2" x 8'6" (3.42 x 2.60)

With a double glazed window to the rear aspect, light point to ceiling, radiator and some built in storage space.

Bathroom 7'10" x 4'10" (2.40 x 1.48)

With a double glazed window to the rear aspect, heated towel rail, WC, bath with shower attachment, sink and light point to ceiling.

Garden

Lovely private rear garden, secluded with mature trees and hedges. Patio area for seating and then laid to lawn. Access to the garage.

Disclaimer

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract. The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer.

Financial Services

For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our whole of market mortgage advisor to contact you to give you up to the minute mortgage information.

Fixtures and Fittings

Only those mentioned within these particulars are included in the sale price.

General Information

Services to the property - Mains water, gas and electricity are believed to be connected to the property.

Photographs

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Special Note

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

Survey

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124.

Tax Band

The Council Tax Band is C.

Tenure

We believe the property to be Freehold. The agent has not checked the legal status to verify the freehold status of the property. The purchaser is advised to obtain verification from their legal advisers.

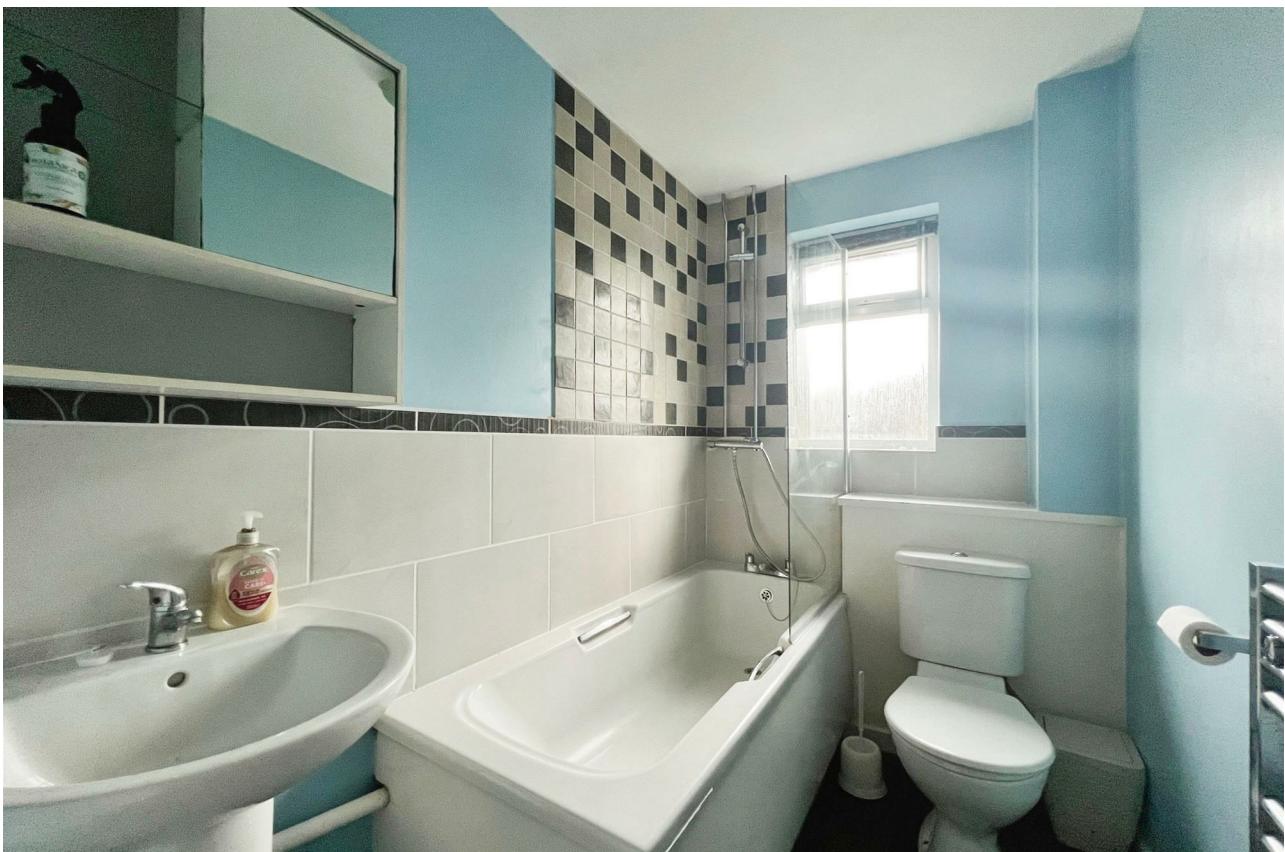
Viewings

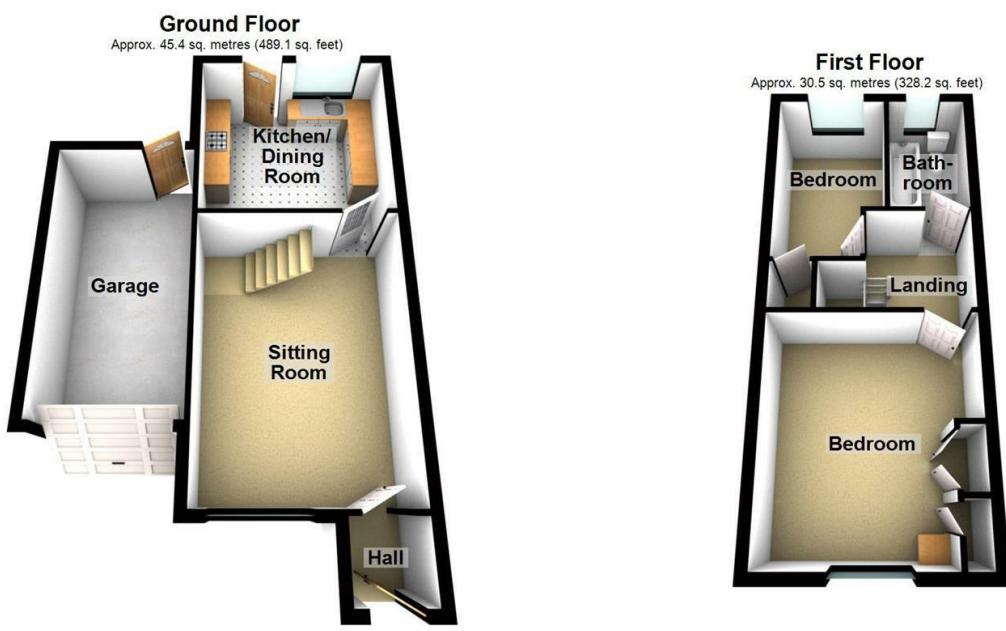
Strictly by appointment through Hawkesford on 01926 438123











Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
England & Wales		EU Directive 2002/91/EC	