

## GLENDOWER APPROACH, WARWICK CV34 6ET



**A TWO BEDROOM SEMI DETACHED HOUSE, WHICH WOULD REPRESENT AN IDEAL FIRST TIME BUY.**

- SEMI DETACHED
- 2/3 BEDROOMS
- DOWNSTAIRS WC
  - KITCHEN
- OPEN PLAN LIVING/DINING
- TWO DOUBLE BEDROOMS
  - BATHROOM
  - DRIVEWAY
- CORNER PLOT
  - GARDEN

**2 BEDROOMS**

**PRICE GUIDE £325,000**

Nestled in the charming area of Heathcote, Warwick, this delightful 2/3 semi-detached house on Glendower Approach offers a perfect blend of comfort and modern living. Boasting two spacious double bedrooms, this property is ideal for small families, couples, or individuals seeking a serene environment.

The house is set on a generous corner plot, providing an attractive frontage that enhances its curb appeal. Inside, you will find a thoughtfully converted garage that has been transformed into a versatile living space, perfect for a home office, playroom, or additional lounge area. The open plan lounge and dining area create a warm and inviting atmosphere, ideal for entertaining guests or enjoying quiet evenings at home.

The well-appointed kitchen is functional and practical, catering to all your culinary needs. The bathroom is conveniently located, serving both bedrooms and guests alike. With its modern layout and ample natural light, this home is designed for comfortable living.

Situated in a peaceful neighbourhood, this property is within easy reach of local amenities, schools, and parks, making it a wonderful place to call home. Whether you are looking to settle down or invest, this semi-detached house presents an excellent opportunity in the heart of Warwick. Do not miss the chance to view this charming property and envision your future in this lovely home.

### **Front**

Accessed via its own private driveway.

### **Entrance**

Access to downstairs WC, kitchen, reception areas and stairs.

### **WC 4'11" x 2'11" (1.50 x 0.90)**

Downstairs toilet.

### **Kitchen**

Facing the front elevation of the house.

### **Open Plan Lounge/Dining 16'2" x 13'6" (4.95 x 4.12)**

Open plan space facing the rear aspect and with access to the study/3rd bedroom.

### **Study/3rd Bedroom 11'11" x 7'6" (3.65 x 2.29)**

The original garage that has been converted to a dwelling space.

### **First Floor**

The first floor consists of two bedrooms and a family bathroom.

### **Bedroom One 13'7" x 11'5" (4.16 x 3.50)**

Facing the front aspect.

### **Family Bathroom 7'4" x 5'10" (2.25 x 1.80)**

Located between both double bedrooms.

### **Bedroom Two 13'8" x 9'5" (4.17 x 2.88)**

Facing the rear aspect.

### **Garden**

A south facing walled garden.

### **Directions**

From our offices in Euston Place, Leamington Spa, turn left onto Hamilton Terrace,

**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.

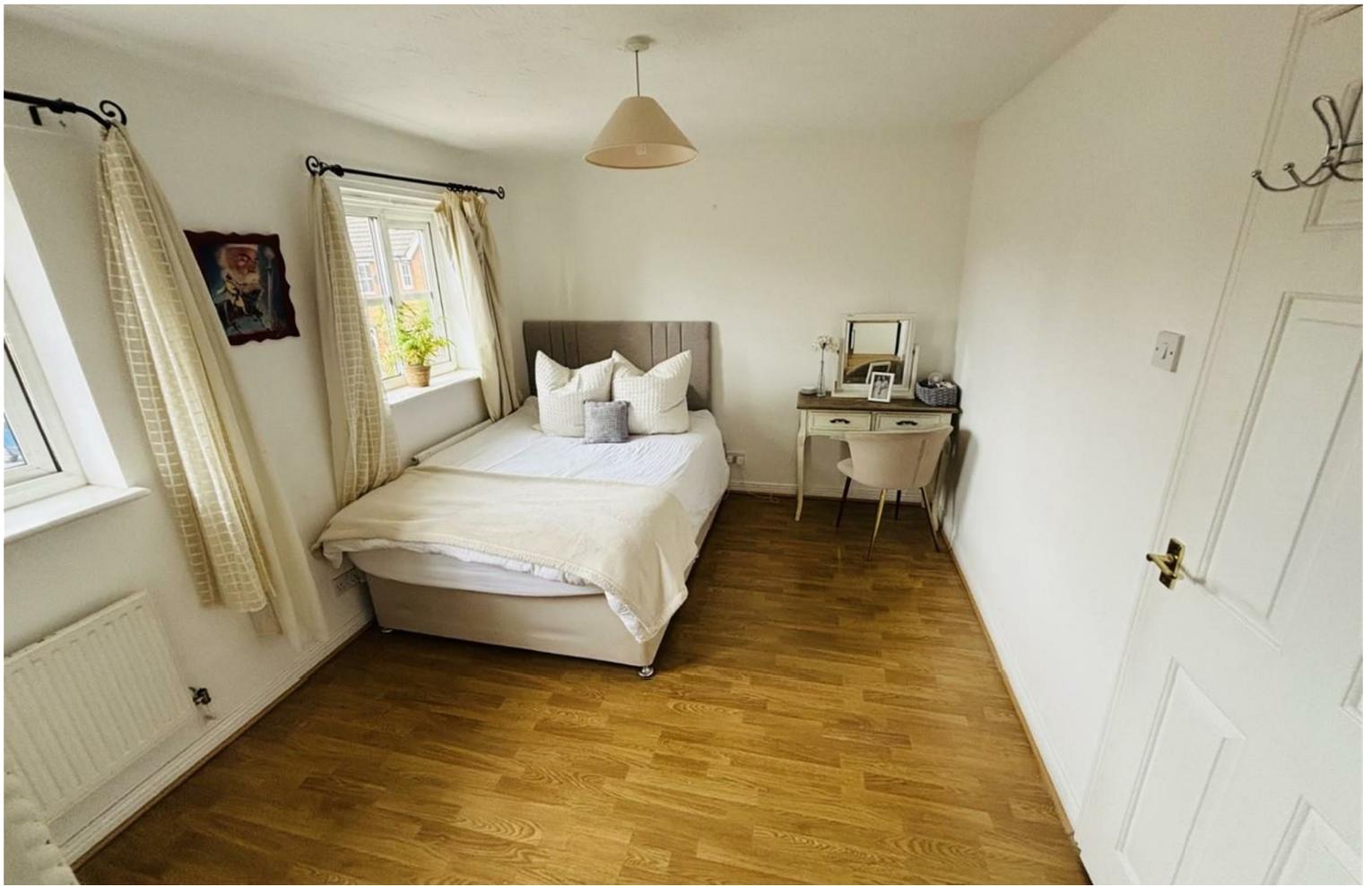
**Viewings**

Strictly by appointment through Hawkesford on 01926 438123



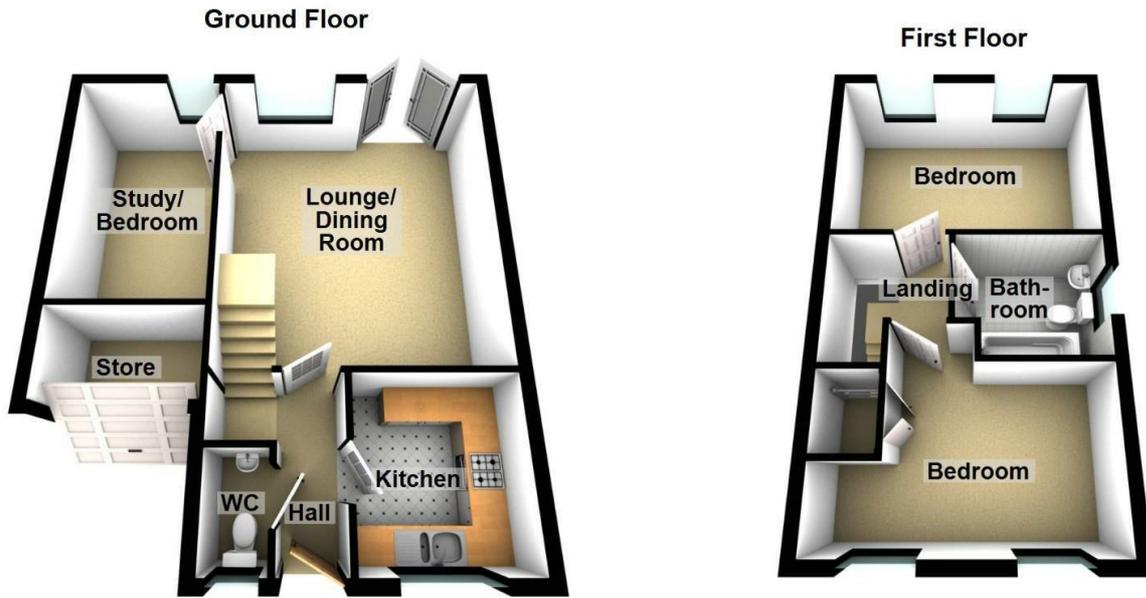












Total area: approx. 76.8 sq. metres (826.2 sq. feet)

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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