



Penney Lane | Warwick | CV34 6JG

Price guide €280,000



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Located on Penney Lane in Warwick, this delightful terraced house presents an excellent opportunity for first-time buyers or those seeking a cosy home. The property boasts a welcoming entrance hall that leads into a spacious living room, perfect for relaxation and entertaining. The separate kitchen is well-appointed, providing a functional space for culinary pursuits.

This lovely home features two generously sized bedrooms, ensuring ample space for rest and privacy. The family bathroom is conveniently located, while the en-suite shower room adds a touch of luxury to the master bedroom. Additionally, a downstairs WC enhances the practicality of the layout.

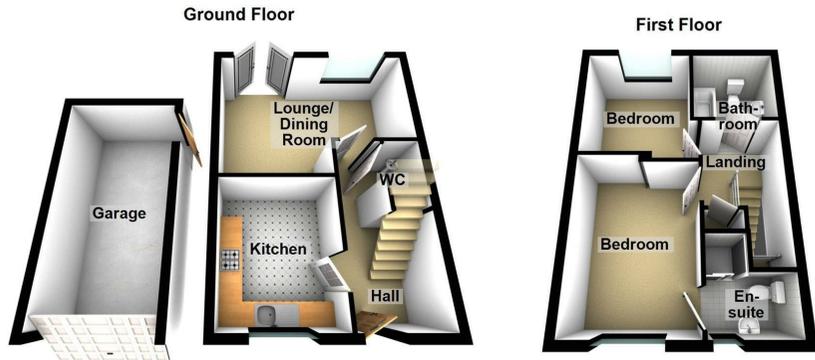
For those with vehicles, the property offers parking for two cars. One in the garage and one on the driveway, making it a rare find in this area. The location is particularly advantageous, with easy access to the A46 and M40, facilitating convenient travel. Furthermore, residents will appreciate the proximity to a parade of shops and various food outlets, catering to everyday needs.

With no upward chain, this property is ready for you to move in and make it your own. Whether you are starting your journey into homeownership or looking for a comfortable space to settle down, this terraced house on Penney Lane is a must-see. Don't miss the chance to explore this inviting home in a sought-after location.



- No Chain
- Terraced House
- Two Double Bedrooms
- Popular Residential Area
- Living Room
- Fitted Kitchen
- En-Suite Shower Room, Family Bathroom and a Downstairs WC
- Rear Garden
- Garage and Driveway
- EPC - C





Total area: approx. 60.1 sq. metres (646.6 sq. feet)

Entrance

Entrance to the property is via a double glazed door which leads in to the entrance hall which gives access in to the kitchen and living room.

Kitchen

10'4" x 8'5"

Fitted with a range of base and wall units with wood effect frontages and a granite effect melamine worksurface. There is an electric oven and gas hob.

Living Room

15'1" x 10'6"

Being carpeted and neutrally decorated. Double glazed, double French doors leading out in to the enclosed garden.

Downstairs WC

With low level WC and fitted sink.

Landing

From the entrance hall there are carpeted stairs leading up to the first floor landing.

Master Bedroom

12'4" x 8'10"

Carpeted to floor and neutrally decorated and access in to the En-suite.

En-Suite

With modern tiles to the walls, low level WC, sink and walk in shower.

Bedroom Two

8'3" x 8'3"

Carpeted to floor and neutrally decorated.

Bathroom

With bath, wash hand basin and sink.

Garden

Fully enclosed and mainly laid to lawn. There is the benefit of an outside tap and a full height gate leading to the parking space and a door which leads in to the garage.

The garage is a good sized single garage with light and power.

Tax Band

The Council Tax Band is C

Services

All mains services are believed to be connected.

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.

Viewing

Strictly by appointment through the Agents on 01926 411 480.

Special Note

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

Photographs

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

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 and part of an offer or contract. The seller does not take 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 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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.