

FOR SALE



Aragon Drive, Warwick

3 Bedroom Town House

£400,000

MARTIN&CO



- Three double bedrooms
- Downstairs cloakroom
- Conservatory
- Spacious living dining room
- Garage / music room
- Convenient for the town
- Off road parking
- Canal views to the front

This three double bedroom three story town home is located on the outskirts of Leamington Spa tucked away in a quiet cul-de-sac with canal views. With three well proportioned bedrooms, family bathroom, spacious living room, kitchen, cloakroom and garage/music room and conservatory. Externally there is a private rear garden and off road parking. The property is situated perfectly for access to the town, station, schools and local amenities.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

APPROACH Path and driveway leading to canopy porch with door leading into the hallway.

HALLWAY With under stairs cupboard, tiled flooring, radiator, telephone point and doors to garage/music room, cloakroom and bedroom.

GARAGE / MUSIC ROOM With power and lighting.



CLOAKROOM With low level w.c., wash hand basin, tiling to splash back areas and radiator.

BEDROOM THREE With radiator, telephone point, laminate flooring and sliding patio doors leading to conservatory.

CONSERVATORY UPVC construction with double glazed windows and door, tiled flooring, wall mounted electric heater and double glazed door leading out to the garden.

FIRST FLOOR LANDING With stairs rising from hallway, stairs rising to second floor, double glazed window to the front, radiator and doors off to living room and kitchen.

LIVING ROOM With double glazed windows to the rear, two radiators and television point.

KITCHEN Fitted with a range of wall and base mounted units having complementary work surfaces over incorporating a sink and drainer unit, tiling to the splash back areas, electric oven and hob with extractor over, space and plumbing for washing machine, integrated dishwasher, space for fridge, wall mounted Potterton central heating boiler and double glazed box bay window to the front.



SECOND FLOOR LANDING With stairs rising from the first floor landing, radiator, loft hatch with fitted ladder providing access to the partly boarded loft space with power and light, airing cupboard with fitted shelves and housing the hot water cylinder and doors off to bedrooms and bathroom.

BEDROOM ONE With double glazed bay box window to the front, further double glazed window to the front, fitted wardrobes and radiator.

BEDROOM TWO With double glazed window to the rear and radiator.

BATHROOM Fitted with white suite comprising of a panelled bath, shower cubicle, wash hand basin, low level W.C., tiled walls, heated towel rail and double glazed window to the rear.

OUTSIDE To the front there is a driveway and gravel border. To the rear of the property is a fence enclosed mature south facing garden, with stepping stones leading to the bottom of the garden and to the gate giving rear access to the property.

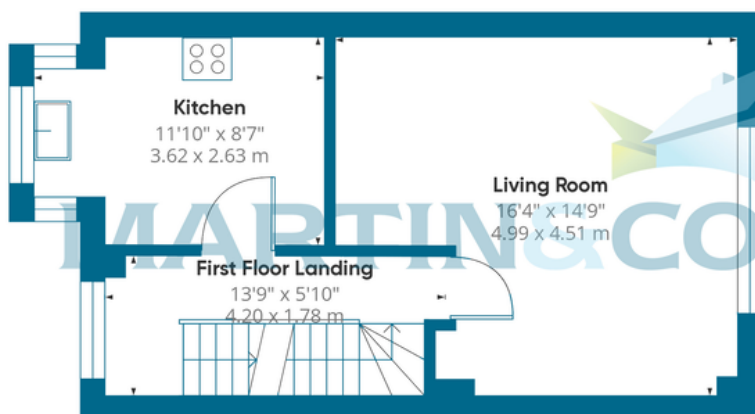
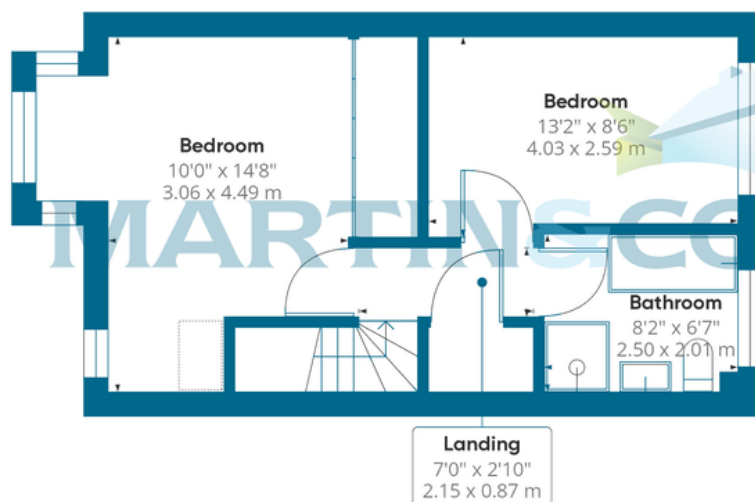
Council tax band - E



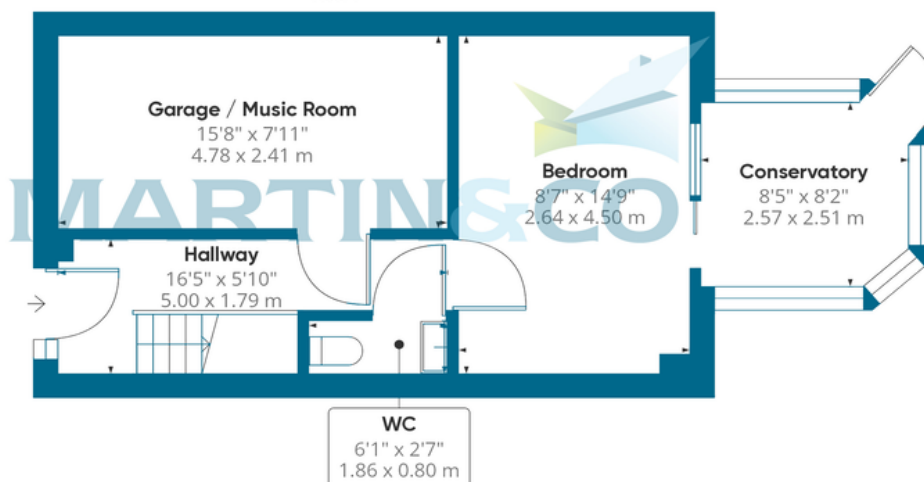
Approximate total area

1192.23 ft²

110.76 m²



Floor 1



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