

FOR SALE



Eden Road, Warwick

2 Bedroom Terraced House

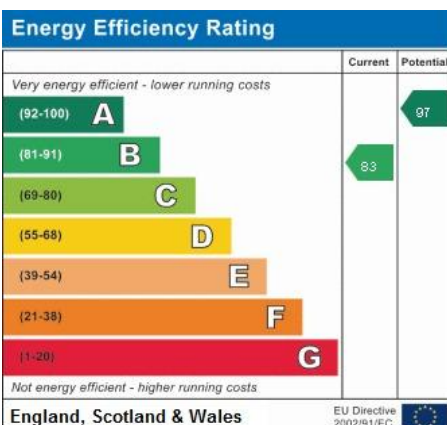
£295,000





- Two double bedrooms
- Spacious living room
- Downstairs cloakroom
- Ideal first time buy
- Private rear garden
- Well presented
- Substantial off road parking
- Vehicle charge point

A well presented two bedroom terrace house is located in this popular area on the outskirts of Leamington Spa. This modern property includes a spacious kitchen, living room, downstairs cloakroom, primary bedroom with built in wardrobes and further double bedroom. The property benefits from a South West facing rear garden and has substantial private off road parking at the front.





APPROACH Via block paved driveway and paved pathway which leads to the front door.

ENTRANCE HALL Double glazed front door leading into the hall.

LIVING ROOM 12' 3" x 12' 10" (3.73m x 3.91m) With double glazed window to the front and central heating radiator and door into the kitchen.

CLOAKROOM Low level W.C, wash hand basin and extractor fan.

KITCHEN 12' 9" x 7' 8" (3.89m x 2.34m) A range of wall and base mounted units with complementary work surface over incorporating a stainless steel sink and drainer with mixer tap, built in electric oven, four electric hob, stainless steel cooker hood extractor above, integrated appliances including a fridge freezer, dishwasher and washing machine, double glazed window to the rear, central heating radiator, understairs storage cupboard and double opening French doors to the rear garden.



LANDING Staircase rising from the living room, hatch providing access to the board loft space with pull down ladder and light and doors leading into the bedrooms and bathroom.

PRIMARY BEDROOM 10' 9" x 9' 9" (3.28m x 2.97m) Double glazed window to the front, central heating radiator and fitted wardrobe.

BEDROOM TWO 12' 9" x 7' 9" (3.89m x 2.36m) Double glazed window to the rear and central heating radiator.

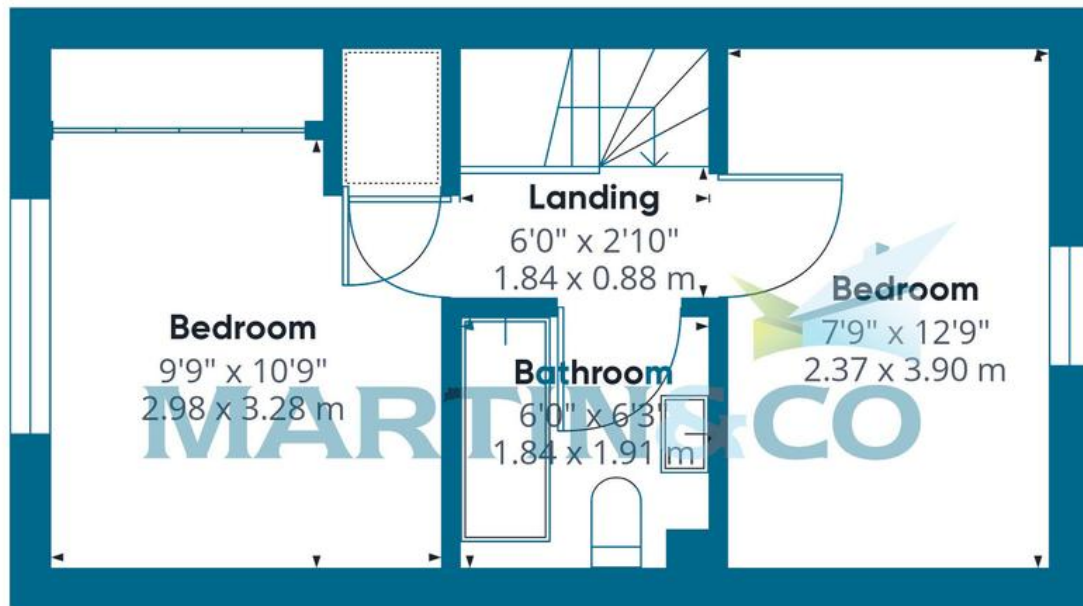
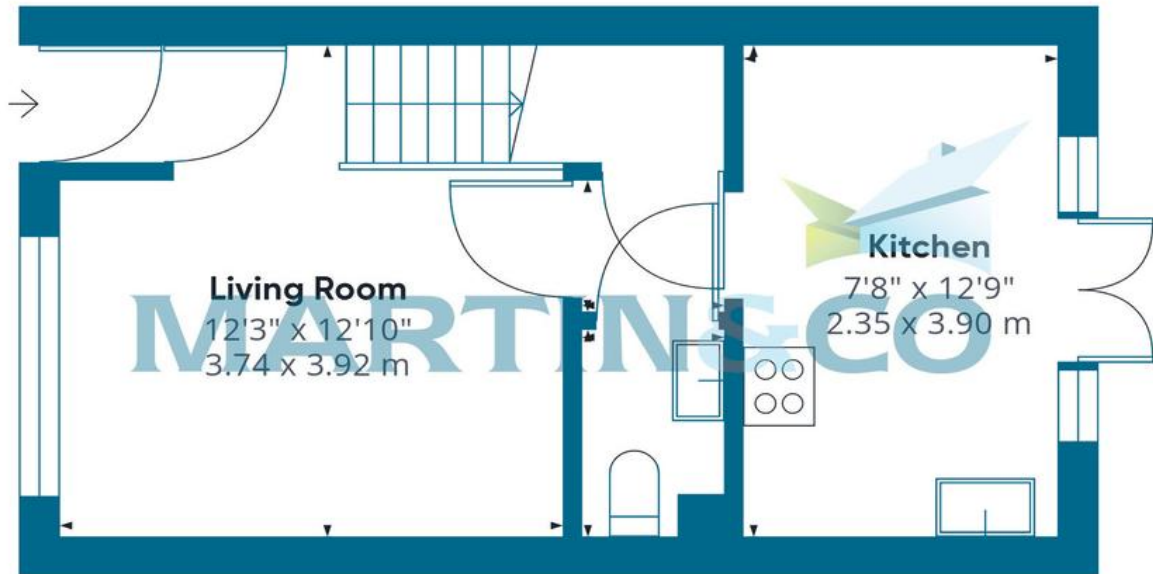
BATHROOM 6' 3" x 6' 0" (1.91m x 1.83m) Panelled bath with mixer tap, wall mounted shower, wash hand basin, low level W.C, tiling to the walls, extractor fan and central heating

FRONT Block paved driveway and paved pathway.

REAR Fence enclosed rear garden, lawn with paved patio and gated rear access.

Council Tax Band - B





Approximate total area⁽¹⁾

591.31 ft²

54.93 m²

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