

**FOR SALE**



**Eden Road, Heathcote, Warwick**

**2 Bedroom, 1 Bathroom, End Terraced House**

**Offer Over £250,000**





- Two bedrooms
- Open plan kitchen living room
- Downstairs cloakroom
- Ideal first time buy
- Private garden
- Well presented
- Allocated off road parking space

A well presented, two bedroom end terrace house is located in this popular area on the outskirts of Leamington Spa. This modern property includes an open plan kitchen living room, downstairs cloakroom and primary bedroom with built in wardrobe. The property benefits from a private side garden and has an allocated off road parking space.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			97
(81-91) <b>B</b>		82	
(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>			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



**APPROACH** Paved pathway which leads to the front door.

**ENTRANCE HALL** Double glazed front door, coats pegs, central heating radiator, telephone point and door to cloakroom.

**CLOAKROOM** Low level W.C, wash hand basin, central heating radiator, electric fuse box and extractor fan.

**OPEN KITCHEN LIVING ROOM** 16' 8" x 16' 6" (5.08m x 5.03m)

**KITCHEN AREA** 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 gas hob, stainless steel cooker hood extractor above, integrated appliances including a fridge freezer and washing machine, central heating radiator and four bar directional spot light.

**LIVING AREA** With double glazed window to the front, central heating radiator and stairs rising to the first floor.



**LANDING** Staircase rising from the living room, central heating radiator, cupboard housing Ideal central heating boiler and internet point and doors leading into the bedrooms and bathroom.

**PRIMARY BEDROOM** 12' 5" x 8' 4" (3.78m x 2.54m) Double glazed window to the front, hatch providing access to the loft, over stairs storage cupboard, bedroom thermostat controls, T.V point, central heating radiator and fitted wardrobe.

**BEDROOM TWO** 7' 8" x 6' 6" (2.34m x 1.98m) Double glazed window to the front and central heating radiator.

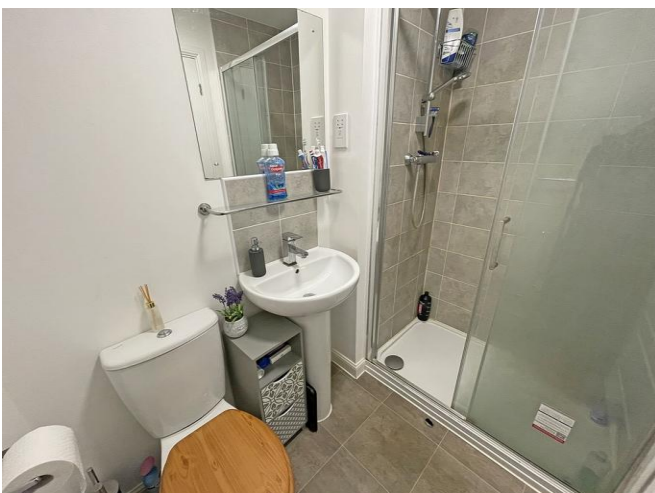
**BATHROOM** Shower cubicle with wall mounted shower, wash hand basin, low level W.C, tiling to the walls, shaver point, extractor fan and central heating radiator.

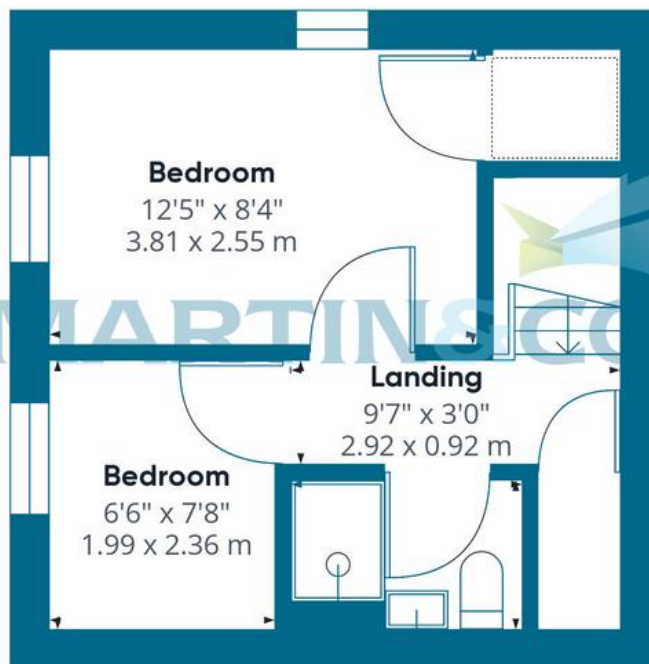
#### OUTSIDE

**FRONT** Lawn fore garden and allocated parking space.

**SIDE** Fence enclosed rear garden with gated access.

Council Tax Band - B





Approximate total area<sup>(1)</sup>

503.03 ft<sup>2</sup>

46.73 m<sup>2</sup>

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