

KETTLEWELL CLOSE, WARWICK CV34 5XE



A TWO BEDROOM MID TERRACE HOUSE WITH NO ONWARD CHAIN.

- TERRACED HOUSE
 - NO CHAIN
 - GARAGE
- QUIET CUL-DE-SAC
- TWO BEDROOMS
- LOUNGE/DINING ROOM
 - KITCHEN
 - BATHROOM
 - GARDEN
- IDEAL FIRST TIME BUY

2 BEDROOMS

OFFERS IN EXCESS OF £220,000

Nestled in the tranquil Kettlewell Close, Warwick, this charming mid-terrace house presents an excellent opportunity for first-time buyers. With two well-proportioned bedrooms, the property offers a comfortable living space that is both inviting and practical.

Situated at the end of a quiet cul-de-sac, this home enjoys a secluded position, ensuring peace and privacy. Despite its serene setting, you will find yourself within walking distance of local amenities, making daily errands and leisure activities easily accessible.

The property boasts ample on-street parking, complemented by the added convenience of a garage, providing secure storage. With no onward chain, this home is ready for you to move in and make it your own without delay.

This delightful house is well presented throughout and we would highly recommend viewing to appreciate what is on offer.

Front

Positioned nicely at the end of a quiet cul-de-sac. The property has its own front garden.

Entrance

Leading into the open plan/livingdining area.

Open Plan Living/Dining 19'3" x 12'0" (5.87 x 3.67)

Open plan space, access to first floor stairs and into kitchen.

Kitchen 12'1" x 7'10" (3.70 x 2.40)

Adjacent to the Living area and access into the courtyard rear garden.

First Floor

Two bedrooms and a family bathroom.

Bedroom One 12'0" x 10'5" (3.67 x 3.18)

Double bedroom to the front aspect.

Bathroom

Family bathroom.

Bedroom Two 12'0" x 8'1" (3.68 x 2.48)

Double bedroom to the rear aspect.

Garden

Courtyard garden with a back gate.

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 B.

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

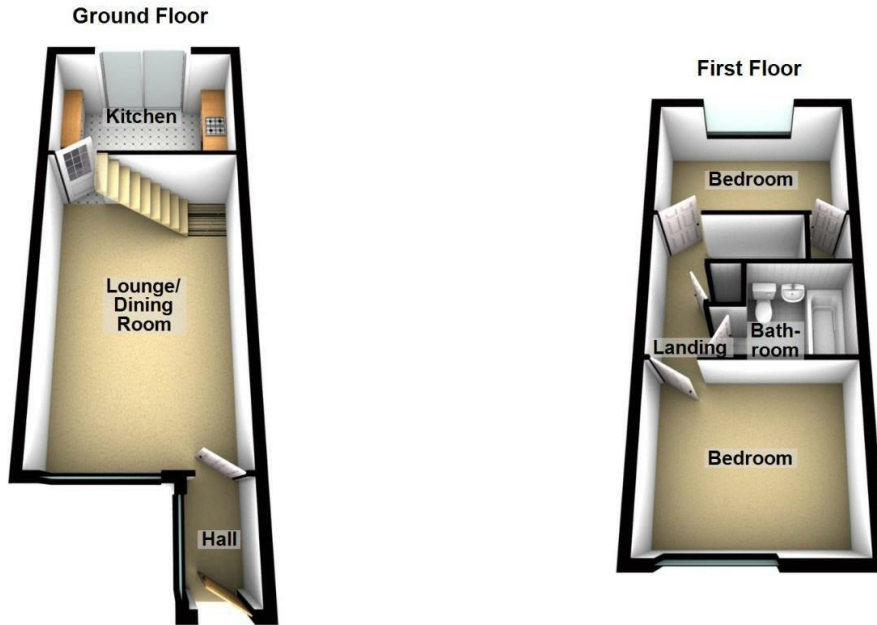
Strictly by appointment through Hawkesford on 01926 438123











Total area: approx. 63.0 sq. metres (677.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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		

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

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