

## BOSWELL GROVE, WARWICK CV34 5UP



**A two bedroom, mid terrace house which has been well maintained and improved by the current owners. Internal viewing is strongly recommended to appreciate the size of this property.**

- Two Double Bedroom Mid Terrace Property
  - Open Plan Living/Dining Room
    - Fitted Kitchen
    - Modern Bathroom
- Fully Enclosed Rear Garden with Large Shed
  - Fore Garden
  - Parking to the Rear
  - Quiet Location
  - EPC - C

**2 BEDROOMS**

**PRICE GUIDE £240,000**

Boswell Grove is situated on a tree lined road to the front with parking to the rear. This two bedroom, mid terrace property is presented in good order throughout and would make an ideal first time home, investment or bolt hole property.

Situated to the North of Warwick town centre Woodloes Park has a number of local amenities within walking distance; a primary school, Co Op supermarket and a pub to name a few.

Easily commutable to the A46 and M40 with associated road networks, Warwick train station is within a 20 minute walk.

The property on offer has an entrance vestibule, open plan living dining room, modern fitted kitchen. To the first floor there are two double bedrooms and a family bathroom. To the rear of the property is an enclosed garden with parking situated at the rear.

### Entrance

Access to the property is via a double glazed front door which leads in to the entrance vestibule which has a large glazed panel to side elevation, a slim line wooden door which houses the fuse box, electric meter and gas meter.

Obscure glazed, double glazed door which leads in to the

### Living Dining Room 16'4" x 13'4" (4.995 x 4.088)

maximum measurements

This spacious room has wood effect flooring, double glazed window to front elevation, gas central heating radiator, light point to ceiling, carpeted stairs to first floor landing and a door giving access to a large understairs storage cupboard.

### Kitchen 8'2" x 13'4" (2.490 x 4.071)

Having a range of wall and base units with a black granite effect melamine work surface with matching upstand, single bowl stainless steel sink set into worksurface, integrated Indesit electric oven with a four ring ceramic hob set into the worksurface, and a stainless steel splashback and stainless steel extractor hood over. Integrated dishwasher, integrated Zanussi washing machine, double glazed window to rear elevation, obscure double glazed door to rear elevation giving access in to the garden, recessed spot lights to ceiling, space for a fridge freezer, a radiator and continuation of the wood effect flooring.

### First Floor Landing

Returning back to the living dining room, carpeted stairs lead up to the first floor landing. Having carpet to floor, light point and access to loft void to ceiling. The loft is has a ladder, light and some boards to place things on. There is also an airing cupboard housing the Baxi boiler which has additional shelving below. The boiler is 10 years old and has been regularly serviced.

### Bedroom One 12'7" x 13'4" (3.849 x 4.077)

maximum measurements

This generous size bedroom has carpet to floor, double glazed window to front elevation, gas central heating radiator, light point to ceiling, a built in storage cupboard over stair position and deep recess area which is perfect place for a large wardrobe to be housed.

### Bedroom Two 7'7" x 11'11" (2.317 x 3.647)

Another good size room and having carpet to floor, double glazed window to rear elevation, light point to ceiling, gas central heating radiator, two single fitted wardrobes with blanket storage.

### Bathroom 5'5" x 6'2" (1.656 x 1.886)

Completing the upstairs is the bathroom, having a low level flush wc, vanity wash hand basin, panelled bath with shower over, walls are tiled to half height around the toilet and sink and full height around bath and shower, obscure glazed double glazed window to rear elevation, recessed spotlights to ceilings, chrome heated towel rail and tiled flooring.

**Rear Garden**

To the rear of the property there is a fully enclosed garden with boundaries of recently fitted 6 foot fencing with a full height gate to rear leading out on to the parking area.

The garden has a large patio area with lawn and large wooden shed. There is the benefit of an outside tap and electric socket.

To the front of the property is a lawned fore garden with pathway leading to the front door.

**Viewing**

Strictly by appointment through the Agents on 01926 411 480.

**Council Tax**

We understand the property to be Band B

**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.

**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.

















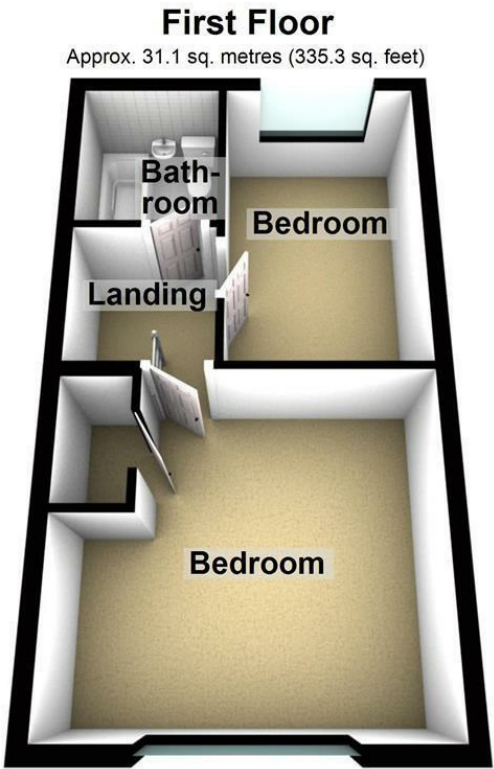
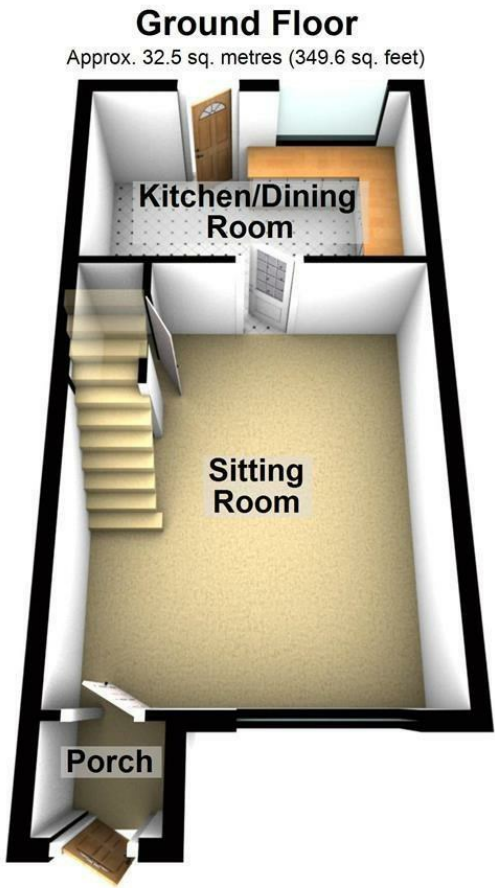




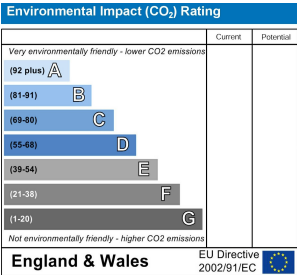
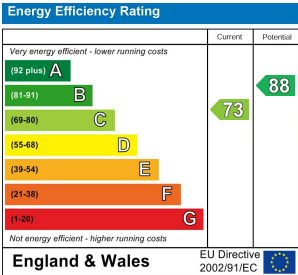








Total area: approx. 63.6 sq. metres (684.9 sq. feet)



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