

Newsholme Close, Warwick

£240,000

HAWKESFORD





A TWO BEDROOM MID TERRACE HOUSE IN A POPUALR WARWICK LOCATION












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A well presented two bedroom mid terrace property, that would be an ideal first time buy.

The owners have made several improvements to the property over the last five years. These include a new porch/composite door and windows. The loft is insulated and there is new facia boarding to the rear of the house.

The porch has a new roof and remedial work has been carried out to the main roof. There is a new garage door.

Key Features:

Two-bedroom mid-terraced house
Quiet and peaceful cul-de-sac
Ideal first-time buyer or downsizing opportunity
Well maintained and modernised
Open-plan lounge/dining room
Kitchen
Two bedrooms
Bathroom
Front garden laid to lawn
Welcoming front porch
Lovely rear courtyard garden
Rear gate leading directly onto open grassy fields
Garage en bloc
Close to local amenities
Good bus routes
Peaceful residential setting

Front
The property has good kerb appeal and sits back nicely with its own front garden laid to lawn and pathway leading to the porch area.

Porch
4'9" x 3'6"
With a light point and a radiator.

Open Plan Lounge/Dining Room
19'1" x 12'2"
A fantastic open plan space with double glazed windows to the front aspect and a door to the rear side of the room leading into the kitchen area. With light points and a radiator and access to the first floor stairs.

Kitchen
With double glazed patio doors leading to the courtyard garden. Space for all white goods that will be included in the sale, kitchen worktop with multiple white fronted storage cupboards above and below. Spotlights to ceiling. Wall mounted Baxi boiler that has been regularly serviced.

First Floor Landing
With access to the two bedrooms and bathroom. Light point to celing and loft access.

Bedroom One
12'2" x 10'3"
With a double glazed window to the front aspect, light point and a radiator. Double Ikea pax wardrobe included.

Bedroom Two
12'4" x 8'5"
With a double glazed window to the rear aspect, light point and a radiator.

Bathroom
9'4" x 5'7"
With a bath and electric shower, sink with storage, spotlights, WC and a radiator.

Garden
A nicely presented courtyard garden with a back gate.

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.

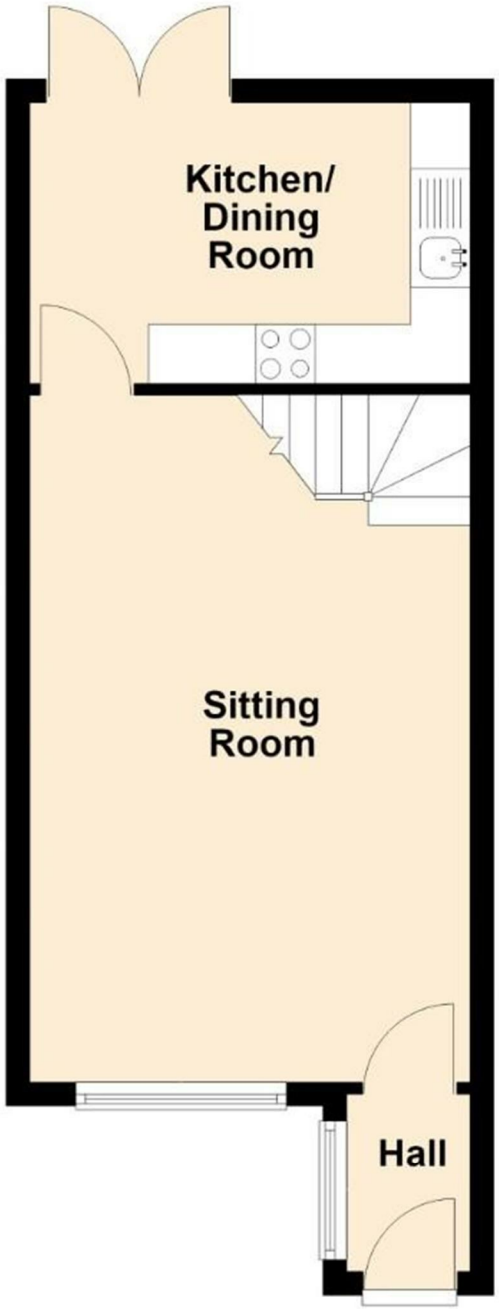
Survey
Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124.

Tax Band
The Council Tax Band is B,

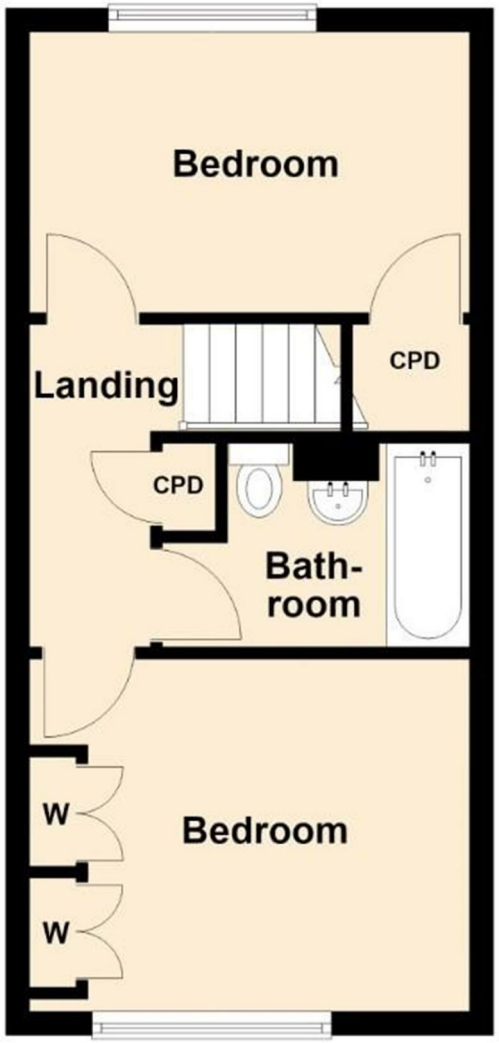
Tenure
We believe the property to be Freehold. The agent has not checked the legal status to verify the freehold status of the property. The purchaser is advised to obtain verification from their legal advisers.

Viewings
Strictly by appointment through Hawkesford on 01926 438123

Ground Floor



First Floor



Total area: approx. 63.1 sq. metres (679.2 sq. feet)



Hawkesford Estate Agents
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