



4 Plantagenet Park, Warwick, CV34 6EX
Offers Over £260,000

charlesrose.

This well presented modern mid terraced property is located within the desirable and highly sought after Warwick Gates development upon this quiet cul de sac position. It is conveniently positioned for access in to the town centre of Leamington Spa, Warwick and close to local amenities. It is also extremely close to the major road networks. The property is decorated to a lovely neutral standard throughout. The entrance hallway leads to a modern fitted kitchen and in turn a well proportioned reception room. The first floor offers two-bedrooms; both with fitted storage. There is also a modern bathroom. Externally the property benefits with gardens to both the front and rear and also offers driveway parking together with a garage. Further benefits include having no onward chain being attached. Perfect for first time buyers and investors alike.

LOCATION

Warwick Gates provides a variety of convenient amenities for daily needs, including several shops, the Nuffield Medical Centre and Health Club, and a new modern primary school. It is easily accessible to facilities in both Leamington Spa and Warwick, as well as excellent local road links, including those to neighbouring centers and the Midland motorway network, notably the M40.

ON THE GROUND FLOOR

Entrance Hallway

With timber effect flooring and doors leading to both the kitchen and the reception room.

Kitchen 7'10" x 7'10" (2.39m x 2.39m)

This modern fitted kitchen has a range of white gloss wall and base with complementary work surfaces with tiled splash back areas. Integrated appliances include an electric oven and hob with extractor hood over. There are spaces and plumbing available for a washing machine and an upright fridge/freezer.

Living Room 16'8" x 9'10" (5.10m x 3.00m)

This well proportioned reception room is located to the rear of the property and is decorated in a neutral scheme. Large double doors open out into the gardens and stairs are set to the side rising to the first floor.

ON THE FIRST FLOOR

Landing

With storage cupboard and access to the loft. Doors lead off to:-

Bedroom One 11'8" x 8'7" (3.58m x 2.64m)

Located to the rear with views over the garden and having a large storage cupboard.

Bedroom Two 10'9" x 6'7" (3.29m x 2.03m)

A good sized second bedroom with storage cupboard.

Bathroom

This modern bathroom is fitted with a white suite including a bath with shower over and glazed shower screen. There is also a WC and a wash hand basin with storage beneath all with tiled splash backs.

OUTSIDE

Front

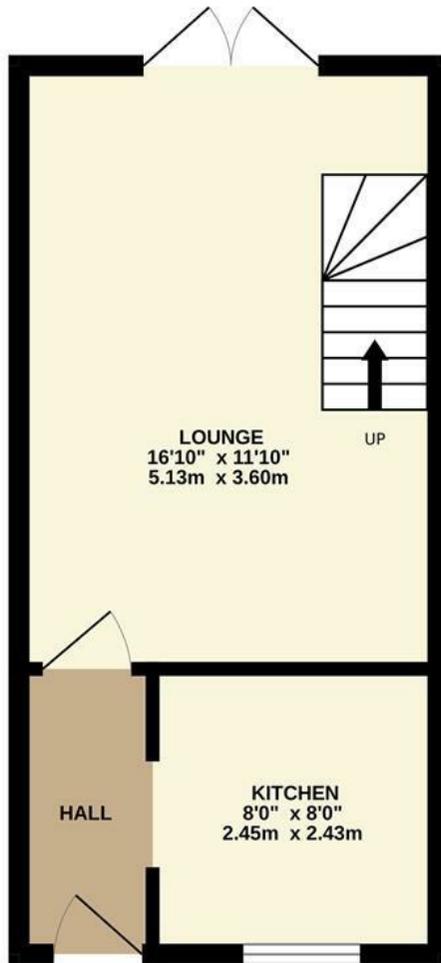
To the front of the property you are greeted with the well kept fore garden with mature tropical planting, pebbled areas and a paved pathway leading to the main front door.

Rear

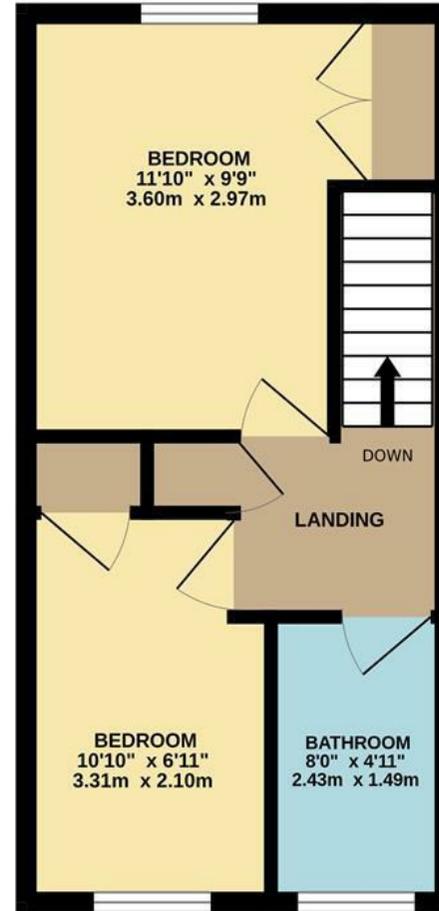
There is a good sized rear garden with a seating area leading on to an expanse of lawns with mature stocked borders including vines amongst others.



GROUND FLOOR
293 sq.ft. (27.2 sq.m.) approx.



1ST FLOOR
293 sq.ft. (27.2 sq.m.) approx.



TOTAL FLOOR AREA : 585 sq.ft. (54.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	75	
(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

