



Connells

Lammas Walk
WARWICK



Property Description

This charming home offers plenty of natural light throughout and comes with a courtyard garden to the front and off road parking.

The property in brief comprises, spacious lounge diner through to the kitchen with plenty of storage space. Two light and airy double bedrooms and a family bathroom, with walkin shower.

Lammas Walk is ideally located for easy access to local shops and amenities, Warwick racecourse, golf course and parks for nice walks nearby. The location is also ideal for good schooling, Aylesford School and Newburgh Primary School are both a short walk away.

The property is a 15 minute walk into the historic Warwick town centre and its famous Warwick Castle. Warwick is a market town which offers a great selection of High Street & independent shops as well as a wide range of restaurants, bars and coffee shops.

The property is a short 6 minute drive to St Michaels Hospital and a short 9 minute drive to Warwick hospital, perfect for health care professionals looking for a short commute. The location is perfect for national commuters as is only a short drive to the A46, M40 and Warwick Parkway park and ride train line for frequent visitors to London.

Lounge

18' 6" x 12' 2" (5.64m x 3.71m)
Window to front, electric fire, cupboard, carpeted flooring.

Kitchen

6' 4" x 12' 2" (1.93m x 3.71m)
Fitted with a range of wall and base units with work surface over. Space for washing machine, dishwasher. Vinyl flooring and window to rear.

Bedroom One

11' x 10' 2" (3.35m x 3.10m)
Two windows to front, built in wardrobes and carpeted flooring.

Bedroom Two

7' 4" x 12' 2" (2.24m x 3.71m)
Window to front, wardrobes and carpeted flooring.

Bathroom

Walkin shower with seat, wash hand basin, WC, part tiled and carpeted flooring.

Loft Space

Boarded with ladder.

Front Garden

South facing garden, patio area. Shared shrubbery.
Drive to front.

Front Drive

Vendors Notes

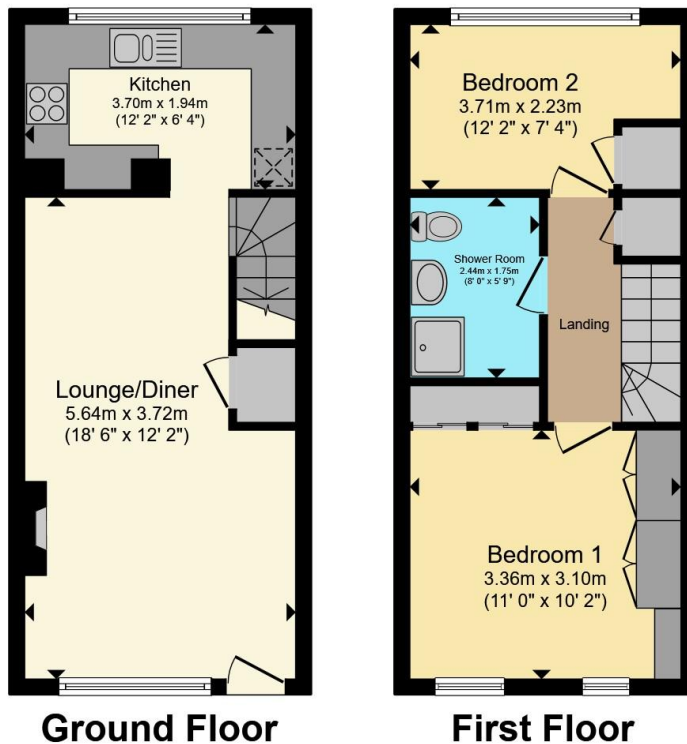
Managed Freehold - £25.00 per month

Cotton Chartered Surveyors 0121 247 2030

Buyer Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Total floor area 64.5 m² (694 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells



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14 High Street
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EPC Rating: C Council Tax
Band: C

view this property online connells.co.uk/Property/WAR107767

Tenure: Freehold



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Property Ref: WAR107767 - 0008