

WAVYTREE CLOSE, WARWICK CV34 4UA



Beautifully presented and ready to move straight into, this superb two-bedroom mid-terrace home is ideally located within easy walking distance of Warwick town centre. Offering stylish and well-maintained accommodation throughout, a low-maintenance rear garden, allocated parking and the added benefit of no upward chain, this fantastic home is perfectly suited to downsizers and investors alike.

- Beautifully Presented Two Bedroom Mid-Terrace Home
- Walking Distance to Warwick Town Centre & Local Amenities
- Stylish Breakfast Kitchen with Integrated NEFF Appliances
 - Spacious Living Room with Excellent Built-In Storage
 - Two Double Bedrooms with Fitted Wardrobes
- Attractive Low-Maintenance Rear Garden with Powered Shed
 - Allocated Off-Road Parking & No Upward Chain

2 BEDROOMS

PRICE GUIDE £300,000

This fantastic two-bedroom mid-terrace could be just the one!

Ideally positioned within easy walking distance of Warwick town centre, Sainsbury's and Warwick Racecourse, this beautifully presented home combines modern living with a wonderfully convenient location.

The ground floor offers a contemporary kitchen and bright, welcoming living room, while upstairs are two well-proportioned bedrooms, both benefiting from fitted wardrobes, alongside a stylish modern shower room.

Outside, the attractive rear garden provides a lovely space to relax, entertain or simply enjoy a morning coffee, while allocated parking to the front adds an extra touch of everyday practicality.

Offered with no upward chain, this is a smart and appealing home in a popular location, equally suited to those looking for a well-positioned home or an investment with plenty to recommend it.

With Warwick town centre, local amenities and the racecourse all close by, this is one that deserves to be on your viewing list. Early viewing is highly recommended

Entrance

Accessed via a double glazed front door, the welcoming entrance hall is finished with attractive engineered wood flooring and neutral décor, creating a bright and inviting first impression. The hall benefits from a gas central heating radiator, telephone point, power socket and ceiling light, while an elegant solid wood and glazed door opens through to the living room.

Living Room 14'9" x 10'0" (4.501m x 3.060m)

The spacious living room continues the attractive solid wood engineered flooring and neutral décor, creating a warm and welcoming living space. A double glazed window to the front elevation allows for plenty of natural light, with a gas central heating radiator positioned beneath. The room also benefits from multiple power points and a television point.

A particular feature of this room is the exceptional built-in storage, with a generous full-height cupboard beneath the stairs, accessed via double doors, complemented by additional low-level under-stairs storage. A contemporary chrome electric fire with a black hearth and surround, finished with a cream mantel, provides an attractive focal point.

A solid wood and glazed door leads through to the kitchen diner.

Kitchen Diner 13'1" x 9'2" (4.012m x 2.809m)

Continuing the attractive flooring and neutral décor, the breakfast kitchen is a bright and well-appointed space, enjoying a double glazed window overlooking the rear garden and a double glazed door providing direct access outside. The room benefits from two ceiling light points, a gas central heating radiator and ample space for everyday dining.

The kitchen is fitted with a stylish range of high gloss cream wall and base units, complemented by brushed chrome handles, granite-effect work surfaces and stone-coloured subway tiled splashbacks. Integrated appliances include a NEFF double electric oven, a four-ring NEFF gas hob with a stainless steel extractor hood above, and a dishwasher. There is also a one-and-a-half bowl stainless steel sink with chrome mixer tap and drainer, together with space for a full-height fridge freezer and plumbing for a washing machine.

Numerous power points and fused switches, a television point, and a useful full-height slimline double cupboard providing excellent additional storage.

From the entrance hall, carpeted stairs lead up to the first floor landing where there is a continuation of carpet and decor. Light and loft access to ceiling. White painted doors leading in to all rooms. An airing cupboard houses the Worcester gas central heating boiler and gives a good amount of storage.

Bedroom One 9'8" x 12'1" (2.960m x 3.696m)

The principal bedroom is a spacious and light-filled room, finished with neutral décor and fitted carpet to create a calm and comfortable retreat. A double glazed window to the front elevation provides plenty of natural light, with a gas central heating radiator positioned beneath. The room also benefits from multiple power points, a television point and a ceiling light.

A particular highlight is the extensive range of built-in wardrobes, accessed via three pairs of wooden doors, providing an exceptional amount of fitted storage while maximising the available floor space.

Bedroom Two 9'7" x 6'10" (2.942m x 2.089m)

The second bedroom is well presented with carpet to floor and neutral décor, creating a versatile space ideal as a guest bedroom, child's room or home office. A double glazed window to the rear elevation overlooks the garden, with a gas central heating radiator positioned beneath. The room also benefits from multiple power points and a ceiling light.

A fitted double wardrobe with sliding mirrored doors provides excellent built-in storage while enhancing the sense of space and light.

Shower Room 5'6" x 5'11" (1.679m x 1.824m)

The contemporary shower room is stylishly appointed with tile-effect flooring and neutral décor, complemented by marble-effect shower panelling to the walls, creating a sleek and modern finish. An obscure double glazed window to the rear elevation provides natural light while maintaining privacy, with LED spotlights and an extractor fan completing the space.

The suite comprises a generous walk-in double shower with chrome fittings, a white pedestal wash hand basin with chrome mixer tap, a low-level WC and a chrome heated towel rail, resulting in a smart, practical and well-presented shower room.

Rear Garden

The enclosed rear garden has been thoughtfully designed for low-maintenance living, making it the perfect space to relax and entertain. Beautifully maintained throughout, it features an attractive collection of mature, well-stocked raised flower beds and decorative pots, adding colour and interest all year round. Immediately outside the property is a paved patio, ideal for al fresco dining, complete with an outside light, power socket and cold water tap. This leads to an area of artificial lawn, providing an attractive green space without the need for regular mowing or upkeep. To the rear of the garden is a useful hardstanding area with a timber shed benefiting from both power and lighting.

A full-height rear gate provides convenient access to the bin storage area and continues through to the front of the property.

Parking

The property benefits from allocated off-road parking to the front, providing space for approximately one and a half vehicles.

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.

f)Council Tax

We understand the property to be Band D.

Viewing

Strictly by appointment through the Agents on 01926 411 480.

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.

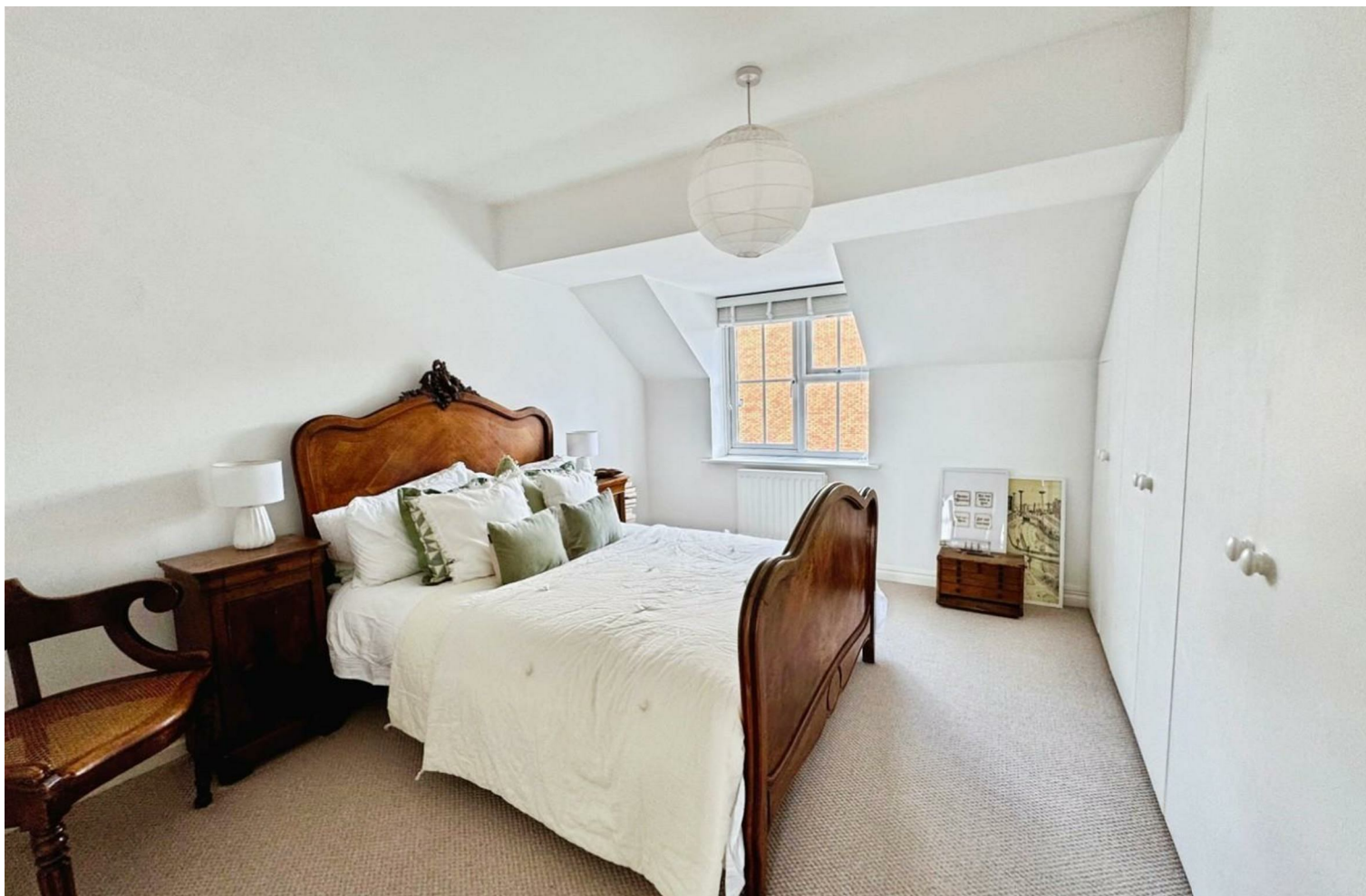
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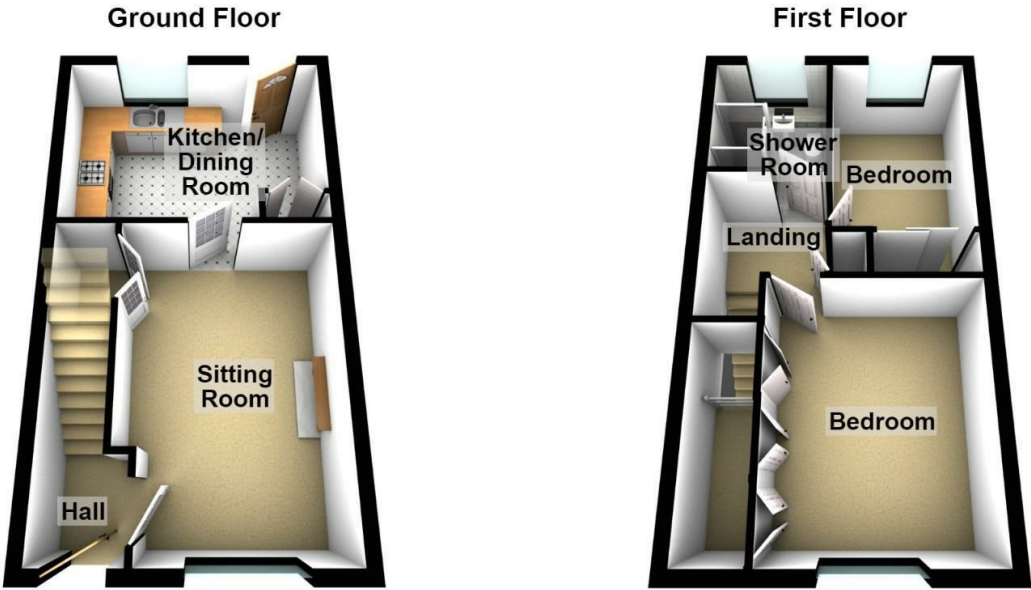












Total area: approx. 60.5 sq. metres (651.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	
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	