



3 Riverside View Grange Close, Warwick, CV34 5PE
Guide Price £260,000

charlesrose.

This beautiful end of terrace is located in this quiet tucked away position perfectly placed to take advantage of access into both Leamington Spa and Warwick. Offering stunning river side views over the river Avon and the countryside and offering picturesque countryside walks. Upon entry you enter in to a welcoming entrance hallway which gives way to a well equipped kitchen to the front and a spacious and bright living / dining room with a dual aspect and double doors out to the gardens. Stairs open up into the reception room and leads you to the first floor where you will find two double bedrooms and a modern family bathroom. Externally the property benefits with a driveway for two parking spaces to the front and is set well back from the roadside together with lots of external storage and to the rear there is a low maintenance paved garden with rear access.

LOCATION

Riverside View is located off Emscote Road and is tucked away from the main road upon Grange Close. It offers easy access to local amenities as well as easy access to both Leamington Spa and Warwick and the train stations. Finally the major road networks are close by offering the perfect for position for commuters.

ON THE GROUND FLOOR

Entrance Hallway

8'2" x 2'11" (2.50m x 0.91m)

A bright and welcoming entrance with tile effect karndean style flooring which opens up into both the kitchen and open plan reception to the rear.

Kitchen

7'3" x 7'3" (2.22m x 2.22m)

Set to the front, this modern kitchen offers an array of fitted eye level and base units with integrated oven, gas hob and extractor and dishwasher. There are complementary work surfaces with tiled splash backs. There is also further space within the store to the front of the property which has electrics and lighting with space for large fridge freezer and washing machine.

Living Dining Room

16'5" x 7'3" (5.01m x 2.22m)

This well proportioned reception is bright and airy due to having a window to both the side and also double doors leading out to the gardens to the rear. The tile effect karndean style flooring continues through from the

entrance and the stairs open up into the room leading you to the first floor.

ON THE FIRST FLOOR

Landing

7'10" x 2'7" (2.39m x 0.79m)

Offering access to the loft together with a large airing cupboard offering lots of shelved storage.

Bedroom One

10'7" x 9'4" (3.23m x 2.85m)

Set to the front, this good sized double bedroom is presented to a lovely standard and offers a large fitted storage cupboard.

Bedroom Two

10'7" x 6'2" (3.23m x 1.88m)

A second good sized double bedroom located to the rear with stunning river views. This room is currently being used as a dressing room but could easily be the perfect home office or nursery. The room has been fitted out with a selection of fully fitted wardrobes.

Bathroom

7'9" x 4'0" (2.37m x 1.22m)

This modern bathroom offers a white suite with bath having a shower over, wc and wash hand basin with tiled walls and flooring.

OUTSIDE

Front

Benefitting with two car parking spaces upon the drive to the front. There is a large storage cupboard to the front and also further storage to the side access leading to the rear garden.

Rear

This low maintenance private garden is laid

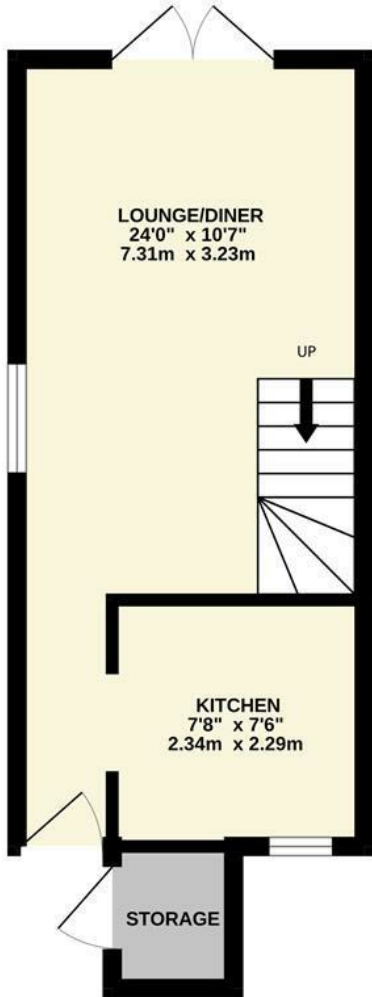
mainly with paving slabs and offers plenty of space for seating and entertaining not to mention the rear gate leading to the river and walks.

DIRECTIONS

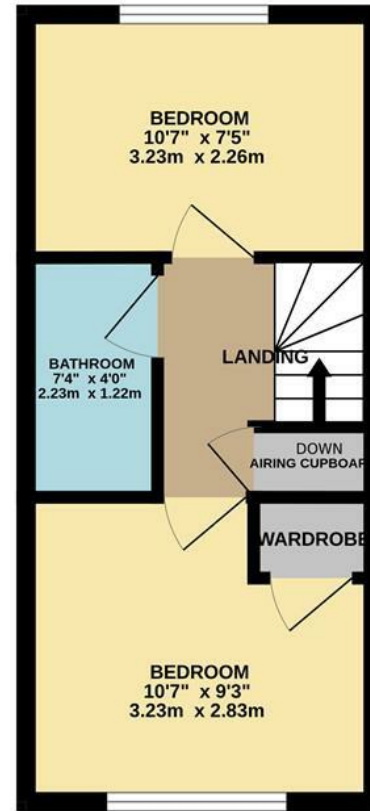
Please use CV34 5PE to find the location of this property.



GROUND FLOOR
270 sq.ft. (25.1 sq.m.) approx.



1ST FLOOR
254 sq.ft. (23.6 sq.m.) approx.



TOTAL FLOOR AREA: 524 sq.ft. (48.7 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			87
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
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