



10 Eyfler Close, Warwick, CV34 4UG  
Guide Price £270,000

charlesrose.

This charming and beautifully presented modern semi detached house is located in this quiet cut de sac with no passing traffic and just a short stroll from Warwick town centre and the racecourse. It is conveniently positioned to take advantage of not only the fantastic travel networks nearby but it also gives easy access by foot to all the amenities that Warwick has to offer. The property itself is entered via the hallway of which leads gives access to the well equipped kitchen to the front, a well proportioned reception rooms with stairs opening up into leading to the first floor. The first floor offers two bedrooms and a stunning modern white bathroom. Externally the property has a lovely front fore garden and allocated parking spaces. To the rear a well stocked and private garden that has views across the spires of St Marys Church.

## LOCATION

Eyffler Close is located within strolling distance to the town centre, local amenities, The Racecourse and all that Warwick has to offer. Located upon a quiet cut de sac yet within minutes of the train station and all it really is conveniently positioned. The major roads networks are also easy to reach with the A46 and M40 junctions giving easy access to other large locations.

## ON THE GROUND FLOOR

### Entrance Hallway

This welcoming entrance offers neutral decor and timber laminate flooring of which continues to other rooms upon the ground floor. Doors lead you firstly to the kitchen and in turn reception room to the rear.

### Kitchen 9'2" x 8'4" (2.81m x 2.55m)

This modern and bright kitchen offers an array of wall and base cabinets in a gloss white finish with complementary work surfaces having tiled splash backs and inset sink. There is an integrated oven, hob and extractor fan. There are spaces for a stand up fridge / freezer and also plumbing for both the washing machine and dishwasher. The window to the front offers views over the fore garden and pathway.

### Living / Dining Room

15'6" x 12'3" (4.74m x 3.74m)

This well proportioned and lovely bright reception room gives access into the gardens and benefits with lots of natural light due to the

door and window to the rear. The flooring continues with the timber laminate and stairs open up into the room offering a charming open feel.

## ON THE FIRST FLOOR

### Landing

The landing benefits with an airing cupboard offering storage and also gives access to the loft.

### Bedroom One 12'3" x 12'0" (3.74m x 3.67m)

This large double bedroom with fitted wardrobes is located to the rear of the property offering views over the garden and Warwick beyond.

### Bedroom Two 9'6" x 8'4" (2.91m x 2.55m)

A good sized second bedroom, this time located to the front of the property. decorated to a lovely standard.

### Bathroom 6'3" x 6'3" (1.92m x 1.92m)

This beautiful bathroom has been recently refitted and now offers a modern white suite and contrasting fashionable colour palettes with tiled splash back areas and vinyl tile effect flooring. The suite includes a P-shaped bath with glass screen and shower over, a wash hand basin and wc.

## OUTSIDE

### Front

To the front of the property there is a charming fore garden mainly laid to lawn with pathway leading to the main front door. There are also

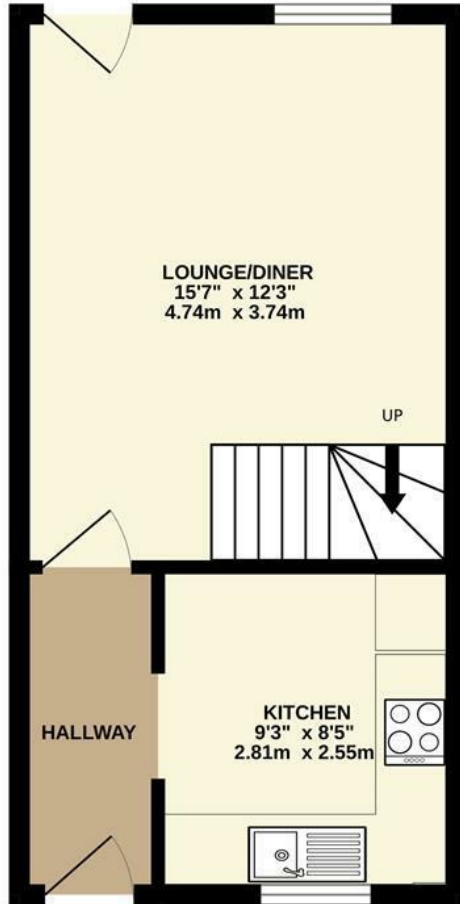
two allocated parking bays that can be found in the parking section just in front of the property together with parking for other residents too.

### Rear

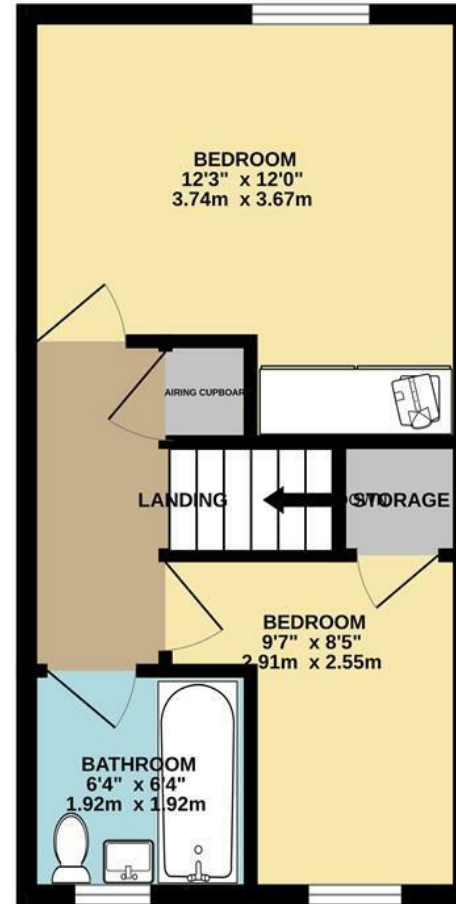
There is a private rear garden that has been well stocked and well looked after throughout the years. Offering a mix of paved areas and lawns with well stocked borders having planted shrubs, plants and flowers and a timber shed to the foot. There are also lovely views across to Warwick with the spires of St Marys Church peering through from the distance.



GROUND FLOOR  
304 sq.ft. (28.3 sq.m.) approx.



1ST FLOOR  
304 sq.ft. (28.3 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

TOTAL FLOOR AREA : 609 sq.ft. (56.5 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.



