



WARWICK

COLEBROOK
SECCOMBES

PROPERTY · SALES · LETTINGS · MANAGEMENT

**17 BANQUO APPROACH
WARWICK
WARWICKSHIRE
CV34 6GB**

3 miles to Warwick centre and 2 miles to
Leamington Spa town centre.
2 miles to the mainline railway at Leamington.
3 miles to Southbound Junction 13 of the M40
motorway at Wellesbourne

**A MUCH IMPROVED, EXTENDED AND
ENHANCED MID-TERRACE THREE
BEDROOM HOUSE ON THE POPULAR
WARWICK GATES DEVELOPMENT**

- Entrance Hall
- Kitchen
- Sitting Room
- Dining Room
- Three Bedrooms
- Bathroom
- Ensuite Shower Room
- Garden
- Driveway
- EPC Rating C

**VIEWING STRICTLY BY APPOINTMENT
01926 640 498
sales@colebrookseccombes.co.uk**



Warwick the county town of Warwickshire, is a vibrant desirable town with a wide range of facilities and amenities and excellent transport network by road and rail.

The town offers all day to day facilities, including shops, supermarkets, opticians, doctors, private and state, primary and secondary schools, restaurants, public houses, cafés and the regional hospital.

Transport links include the M40 Motorway leading to Oxford and London to the South and Birmingham to the North. The A46 to the West of the town leads to Stratford-upon-Avon and Cotswolds to the South and Coventry to the North. The mainline railway station in Warwick provides regular services to London Marylebone and Birmingham City centre.

17 Banquo Approach is located in the heart of the popular Warwick Gates development and has undergone considerable improvement, extension and conversion of the former loft, resulting in a substantial three storey home.

Finished with solid wood flooring to the majority of the ground floor, a recently replaced gas fired boiler and bathroom on the first floor, the property presents to an excellent standard with balanced bedroom and living accommodation, enclosed garden and private parking.

GROUND FLOOR

Entrance Hall with part-glazed front door, staircase to first floor with built-in understairs cupboard and solid wood floor.

Kitchen fitted with a range of matching units under granite effect worktops to three walls, inset stainless steel five ring gas hob with single stainless steel electric oven under. Inset sink with mixer tap over, range of drawers and cupboards under. Space and plumbing for washing machine, space for dishwasher and fridge freezer. Range of matching wall cupboards over, extractor hood, tiled splashback, window to front and solid wood floor. **Sitting Room** with recessed downlighting and opening continues to: **Dining Room**. a substantial single story extension with vaulted ceiling and roof lights, engineered wood floor, outlook and glazed double doors opening to rear garden.

FIRST FLOOR

Landing with window to front and wall mounted gas fired boiler. **Bedroom Two** outlook to the rear. **Bedroom Three** outlook to the front. **Bathroom** fitted with a three-piece white suite comprising; panelled bath with shower screen and separate shower unit over, wall-mounted wash hand basin and WC with concealed system. Tiled floor, towel radiator, obscured glazed window, extractor fan and storage cupboard.

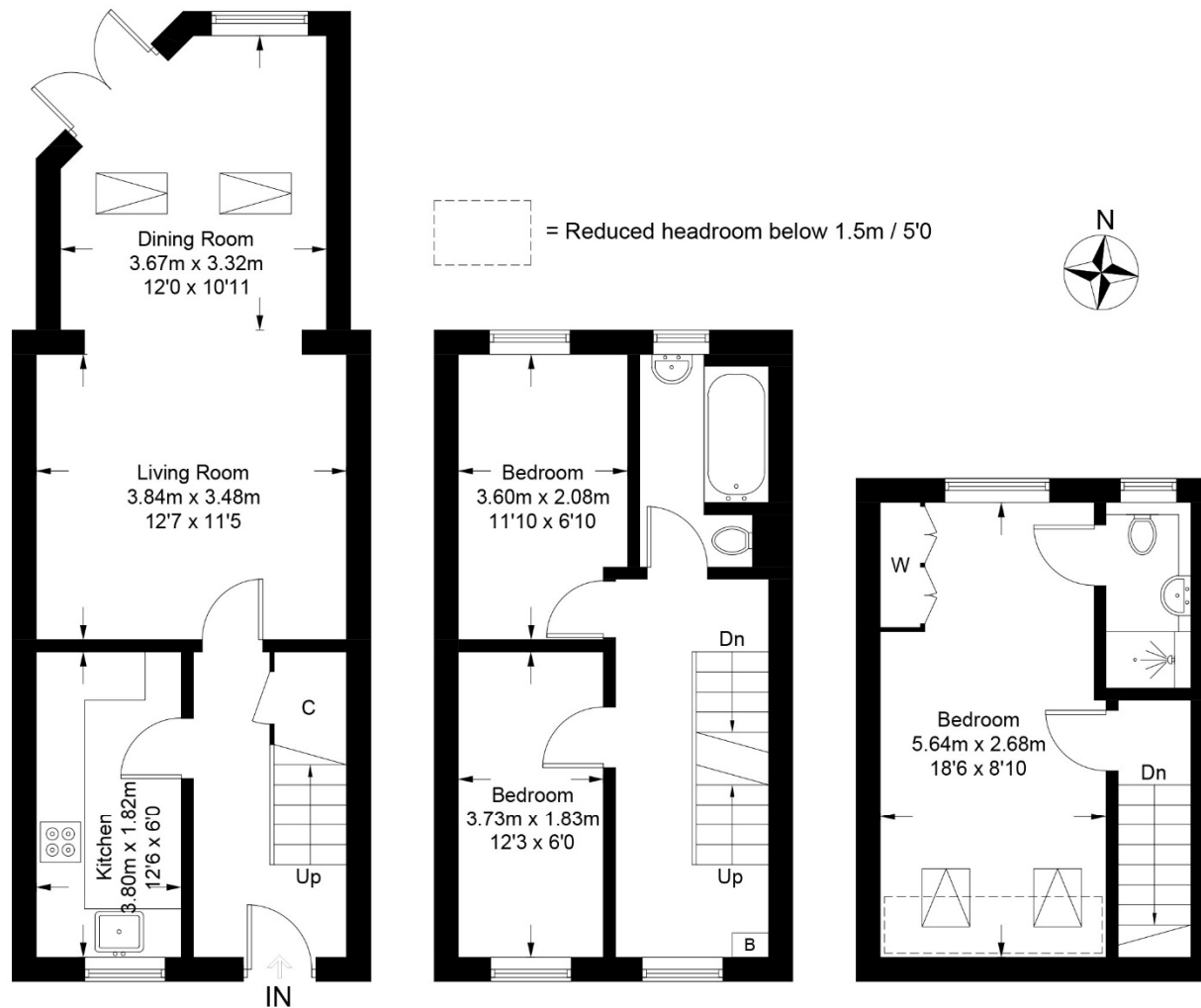
SECOND FLOOR

Bedroom One with range of built-in wardrobe cupboards, double aspect to front and rear of the property. **Ensuite Shower Room** fitted with enclosed shower cubicle with glass folding door, wash hand basin set to vanity unit and WC with concealed cistern. Extractor fan, obscured glazed window and towel radiator.

OUTSIDE

To the front of the property, a tarmac driveway provides private parking with paved path leading to front door. To the rear of the property an enclosed garden is laid predominantly to lawn with paved patio, timber built shed and pedestrian gate opening to passageway, returning to the street.





Ground Floor
40.9 sq m / 440 sq ft

First Floor
28.9 sq m / 311 sq ft

Second Floor
21.7 sq m / 233 sq ft

Approximate Gross Internal Area = 91.5 sq m / 984 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1028834)

GENERAL INFORMATION

Tenure

Freehold with Vacant Possession.

Services

Mains water, drainage, gas and electricity are understood to be connected to the property. Central heating is provided by Gas fired boiler on the first floor landing.

Council Tax

Payable to Stratford District Council.

Listed in Band C

Energy Performance Certificate

Current: 75 Potential: 86

Band: C

Fixtures and Fittings

All items mentioned in these sale particulars are included in the sale. All other items are expressly excluded.

Directions

CV34 6GB

From Leamington Spa town centre and the mainline railway station, proceed South on the B4087 Tachbrook Road for 1.5 miles and take the turning on the right into Othello Avenue. Take the third right into Banquo Approach, follow the road and the property will be found on the left-hand side.

What3Words:

///jump.paid.glow

IMPORTANT NOTICE

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, floor plans, site plans, measurements or distances we have referred to are given as a guide only and are not precise.

CS2221/27.11.2023

2 Banbury Street
Kineton CV35 0JS
01926 640498
sales@colebrookseccombes.co.uk

COLEBROOK
SECCOMBES