



**1 St. Giles Road**  
Warwick **CV35 0EW**  
Guide Price £299,950

# 1 St. Giles Road

## Gaydon

Occupying a corner position with a wide foregarden frontage, this semi-detached family house is offered for sale with the benefit of no onward chain and is attractively positioned within the village of Gaydon. Having UPVC double glazed windows and LPG central heating via hot water radiators, the house offers three bedroomed accommodation with good potential for future cosmetic updating to a prospective purchaser's personal style. The accommodation includes two separate reception rooms, whilst outside and in addition to the wide foregarden, there is also a rear garden along with a driveway providing direct access to a wider than average detached brick built garage. Overall this is an excellent opportunity to purchase a three bedroomed home within a popular village location which is well suited to both first time purchasers and the young family.

### LOCATION

The village of Gaydon lies within the Stratford upon Avon District and is conveniently situated approximately equidistant between Leamington Spa and Banbury, with Warwick and Stratford upon Avon also being easily accessible. The village is exceptionally well placed for access to the M40 motorway, along with the nearby Jaguar Land Rover and Aston Martin installations, whilst facilities within Gaydon village itself include a public house, The Malt Shovel, along with a village community shop. More extensive amenities can be found in the nearby larger village of Wellesbourne.

### ON THE GROUND FLOOR

Entrance door opening into:-

### ENCLOSED PORCH

With tiled floor and double glazed inner door to:-

### ENTRANCE VESTIBULE

With staircase off ascending to the first floor, central heating radiator and doors to:-

### LOUNGE

5.23m x 3.30m (17'2" x 10'10")

With dual aspect UPVC double glazed windows, two central heating radiators and open fireplace with stone surround and tiled hearth.

### DINING ROOM

3.33m x 3.02m (10'11" x 9'11")

With UPVC double glazed window, central heating radiator and door to:-

### KITCHEN

4.98m x 1.75m (16'4" x 5'9")

Which is fitted with a range of units in a white panelled style finish, the base cupboards being surmounted by roll edged worktops with tiled splashbacks and comprising base cupboards and drawers with numerous coordinating wall cabinets, space and plumbing for washing machine, space and connection for gas cooker with filter hood over, door to understairs storage cupboard, central heating radiator, wall mounted Vaillant boiler, tile effect floor covering and double glazed door to:-

### REAR LOBBY

Having UPVC double glazed window, together with UPVC double glazed door which gives external access to the rear garden.

### ON THE FIRST FLOOR

### LANDING

With UPVC double glazed window to rear elevation, access trap to roof space and doors to:-

### BEDROOM ONE (FRONT)

3.89m x 2.87m (12'9" x 9'5")

With built-in wardrobe/storage cupboard, UPVC double glazed window and central heating radiator.

### BEDROOM TWO (FRONT)

3.33m x 3.02m (10'11" x 9'11")

With UPVC double glazed window and central heating radiator.

### BEDROOM THREE (REAR)

2.90m x 2.26m (9'6" x 7'5")

with UPVC double glazed window and central heating radiator.

## Features

Semi-Detached Family House

Corner Position

Two Reception Rooms

Kitchen

Three Bedrooms

Shower Room and Separate WC

Gardens Front and Rear

Off-Road Parking

Detached Brick Garage

No Chain

### SHOWER ROOM

With fully tiled walls and white fittings comprising inset wash hand basin with integrated storage cupboard below and mixer tap, corner shower enclosure with sliding glazed doors giving access and fitted Mira electric shower unit, obscure UPVC double glazed window and chrome towel warmer/radiator.

### SEPARATE WC

With close coupled WC and obscure UPVC double glazed window.

### OUTSIDE

### FRONT

The house occupies a wide frontage to the corner of St Giles Road with lawned garden to either side of a central concrete driveway which provides useful off-road parking extending past the side of the house to give direct vehicular access to:-

### DETACHED BRICK BUILT GARAGE

4.24m x 3.51m (13'11" x 11'6")

Being of wider than average proportions with up and over door fronting and side window.

### REAR GARDEN

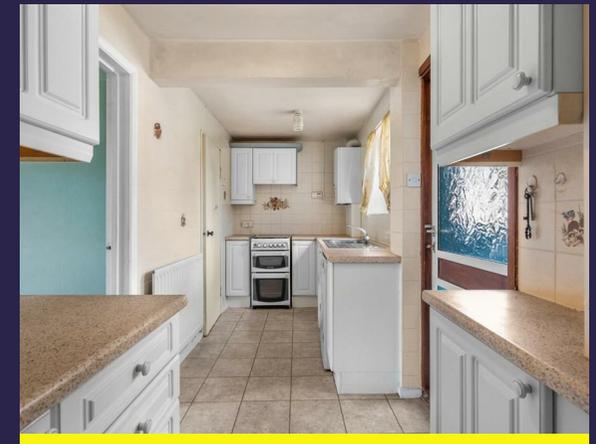
A lawned rear garden with paved patio area extending across the rear of the house, timber garden shed which is sited behind the garage and access to a useful garden/bin store.

### TENURE

The property is Freehold.

### DIRECTIONS

Postcode for sat-nav - CV35 0EW

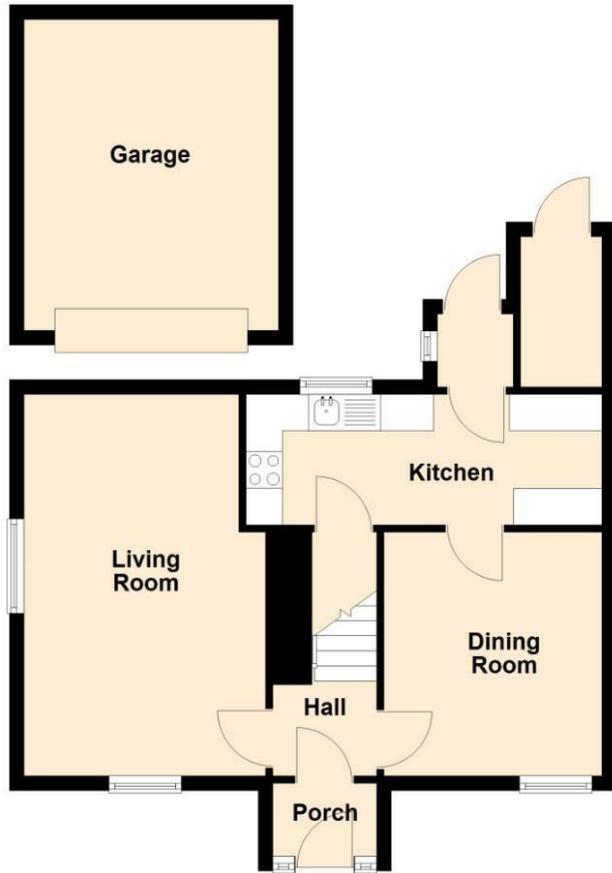




## Floorplan

### Ground Floor

Approx. 47.0 sq. metres (505.4 sq. feet)



### First Floor

Approx. 41.7 sq. metres (448.7 sq. feet)



Total area: approx. 88.6 sq. metres (954.1 sq. feet)

## General Information

### Tenure

Freehold

### Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

### Services

We understand that mains water, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

### Council Tax

Band B - Stratford District Council



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		68
(39-54) <b>E</b>	46	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Contact us

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## Visit us

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