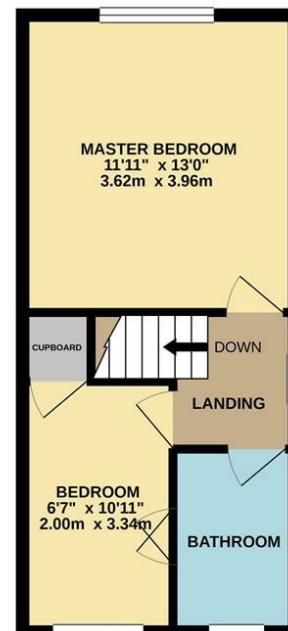


GROUND FLOOR  
556 sq.ft. (51.6 sq.m.) approx.



1ST FLOOR  
320 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA: 876 sq.ft. (81.4 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 inaccuracy. The floorplan is for illustrative purposes only and should not 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.  
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35 Austin Edwards Drive, Warwick  
Offers over £240,000

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A fantastic two bedroom link semi-detached property in a sought after location off All Saints Road in Warwick. Ideally positioned between Warwick and Leamington this house would be ideal for first time buyers, investors or someone wanting to downsize to easily maintained accommodation. The property briefly comprises entrance hall, breakfast kitchen, a bright and well proportioned living room and a conservatory. Upstairs are two bedrooms, one of which is a very good sized double and a bathroom. Outside to the rear is a mature garden and to the front is a driveway and garage, which can be also accessed through the conservatory.

Opportunities to buy a quality 2 bed property within this price range and in this area of Warwick is extremely rare and so interest is expected to be extremely high. In order to avoid disappointment, it is advised to book your own appointment to view early. Call us to today to arrange.

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