



Aragon Drive, Warwick, Warwickshire, CV34

Asking Price **£295,000**

Winkworth Leamington Spa are pleased to present to the market this two bedroom, family home situated just off the banks of the Grand Union Canal.

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Winkworth



DESCRIPTION

Situated less than twenty metres from the banks of the Grand Union Canal, this two bedroom house is perfectly suited to those looking for a piece of tranquillity, less than a mile (0.8miles) from Leamington Spa train station.

Upon entering the house a small entrance lobby leads you into the open plan sitting room and reception space. Windows at the front and the rear of the room flood the room with natural light and provide a view to the beautifully maintained garden to the rear. The open-plan kitchen has been modernised and features built in appliances and four gas hobs.

On the first floor a small hallway houses a family bathroom with bath and shower, as well as the two bedrooms. The master bedroom has built in wardrobes, and views of the Grand Union Canal.

Externally, the rear garden has a small decked area and has been beautifully manicured with a selection of Asian trees and plants, affording a rare amount of privacy. There is a raised bed situated to the side of the front drive, and the property benefits from a separate garage to the side rear of the property.

AT A GLANCE

2 bedrooms
 Open Plan Kitchen/Reception Space
 Family Bathroom
 Mature Rear Garden with Decking
 Separate Garage
 Off Street Parking
 Easy Access into Warwick & Leamington
 Views of Grand Union Canal

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



LOCATION

Aragon Drive is conveniently located off the Myton Road with easy access to Leamington Spa (1.2 miles) and Warwick (1.5 miles), with their range of shops, restaurants and bars.

The popular Myton School is a 15 minute walk away (0.8 miles), while Warwick School (1 mile) and Kings High School for Girls (1.3 miles) are also within walking distance.

Aragon Drive is less than a mile from Leamington Spa Train Station, which offers a direct service to London Marylebone (1 hour 20 minutes) and Birmingham (30 minutes). The M40 is accessible via multiple junctions with links to London and the wider midlands.

Aragon Drive

Approximate Gross Internal Area
549 sq ft - 51 sq m



Not to Scale. Produced by The Plan Portal 2024
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Material Information:

Council Tax: Band C

Local Authority: Warwick District Council

Broadband: Superfast Broadband Available (Checked on Ofcom Sept 24)

Mobile Coverage: Limited/Likely Coverage

Heating: Gas Central Heating

Tenure: Freehold

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.