



**Connells**

Charles Street  
Warwick



## Property Description

\*\*\*NO ONWARD CHAIN\*\*\* In brief, the property comprises, entrance hall, spacious lounge through to dining area and open plan kitchen to rear. On the first floor there are three bedrooms and a family bathroom. The property further benefits from an enclosed rear garden and gated driveway.

The property is within a short 5 minute drive or 20 minute walk of Warwick Town Centre and its famous Warwick Castle. Warwick is a market town which offers a great selection of high street & independent shops as well as a wide range of restaurants, bars and coffee shops. Warwick is a lively town which hosts an annual food and drink festival, weekend markets and other local events. The property is also ideal for easy access into Leamington Spa and all of its shops and amenities.

The location is perfect for commuters north and south. Warwick train station is less than a 20 minute walk and has regular services to London and Birmingham, Warwick Parkway is a 9 minute drive.

## Approach

Set back off the road with a set of double gates to the front, block paved driveway and ramped access up to front door, leading to;

## Entrance Hall

Stairs rising, door to;

## Lounge

13' x 9' 11" ( 3.96m x 3.02m )

Bay window to front, wood style flooring and radiator.

## Kitchen / Dining

17' 9" x 11' 11" ( 5.41m x 3.63m )

Fitted with a range of base and wall mounted units with work surface over, electric oven, electric hob and extractor. inset sink, wood style flooring, window and French doors to rear.

## First Floor Landing

Window to side, loft access

## Bedroom One

13' 5" x 10' ( 4.09m x 3.05m )

Window to front, fitted wardrobes and radiator.

## Bedroom Two

12' 9" x 10' 5" ( 3.89m x 3.17m )

Window to rear, fitted wardrobes and radiator.

## Bedroom Three

7' x 6' 11" ( 2.13m x 2.11m )

Window to rear and radiator.

## Bathroom

Bath with shower over, vanity sink, WC, radiator and window to front.

## Loft Space

Boarded with light and ladder.

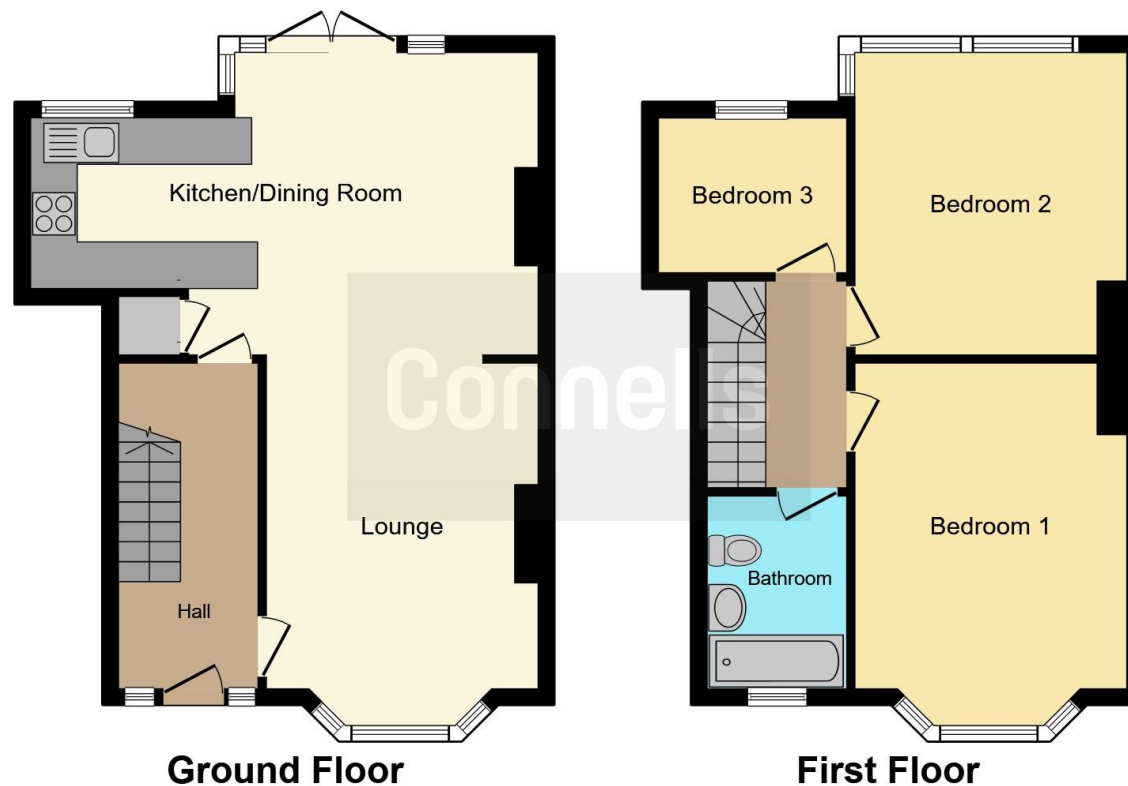
## Rear Garden

Mainly laid to lawn garden, paved patio, pebble area and shed/workshop.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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14 High Street  
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EPC Rating: D    Council Tax  
 Band: C

Tenure: Freehold

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Property Ref: WAR107269 - 0002