

Parker Mercer Durnian

Warwickshire

www.parkermercerdurnian.co.uk

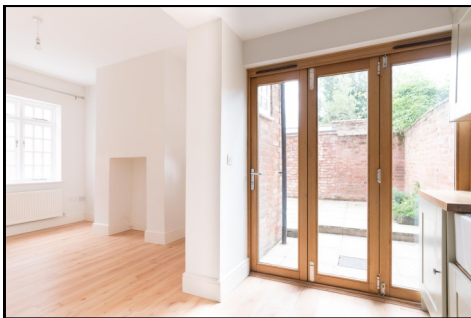


Dewette

36 Brook Street Warwick CV34 4BL

Price Guide £465,000

01926 499428



LOCATION

Warwick is a vibrant and continually growing historic market town famous for its medieval castle and Warwick public school. There are a variety of restaurants, bars and cafes together with fine shopping facilities, antique shops and beautiful St Nicholas Park.

The town is well served by motorway and rail communications with frequent and regular train services to Birmingham and London Marylebone (via Warwick Parkway, Warwick and Leamington Spa Stations), whilst junction 15 of the M40 motorway is approximately three miles away.

DIRECTIONS

“Dewette” is situated two doors from our offices at number 32 Brook Street, and is easily identifiable by our sole agency For Sale sign.

An end of terrace cottage reputedly dating from the 1880's. Situated in the heart of the County Town and giving immediate access to all local facilities.

The property had a comprehensive programme of refurbishment and modernisation by the present owners and now offer a light, modern and contemporary town residence with two car parking places to the rear.

The accommodation includes a welcoming entrance hall, lounge, super modern kitchen opening out to dining area, useful cellar, cloaks/wc, master bedroom with en-suite shower room, further double bedroom, family bathroom, private courtyard garden and parking

“Dewette” 36 Brook Street

Warwick

Ground Floor

Entrance Hall

Having a part glazed door to the front, radiator and access to a **cloaks/wc with white suite**

Kitchen - 18'7 x 6'7"

Being fitted with a variety of base, eye level and display units with ample hardwood worktop surfaces and hardwood up stands, Belfast sink, Bosch four ring electric hob with canopied extractor hood over, Bosch integral oven and Bosch integrated microwave oven, integral dishwasher, fitted fridge and freezer, radiator, down lighting to the ceiling, Oak bi-fold doors to garden and opening to

Dining Room - 13'3" x 9'8"

Having **door to cellar**, radiator, stairs to first floor and two window to the side.

Lounge - 14'9" x 12'4"

Having two radiators and two windows to the front

First Floor

Landing

Having access to an insulated loft space, window to the rear and doors to

Bedroom One - 13'7" x 9'

Having a radiator, window to the front and access to

En-suite

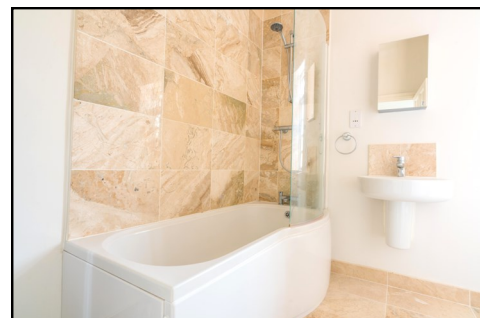
Being fitted with a white suite providing a low level wc, wall mounted wash hand basin with tiled splash back, double shower cubicle, down lighting to the ceiling, ceramic tiled floor, chrome towel radiator and a window to the rear.

Bedroom Two - 11'5" x 10'3"

Having a radiator and two windows to the front.

Bathroom

Being fitted with a white suite to provide a low level wc, wall mounted wash hand basin, shaped panelled bath with shower over, chrome towel radiator, down lighting to the ceiling and a window to the side.



Outside

Side access leads to private parking and access via timber gates to an enclosed terrace.

General information

Tenure

The property is understood to be freehold.

Services

Mains gas, electricity, water and drainage are connected to the property.

Post Code

CV34 4BL

Council Tax

Warwick District Council.

Possession

Vacant possession will be given upon completion.

Viewing

For further particulars and appointments to view, please contact the Warwick office on 01926 499428

Office Address

32 Brook Street

Warwick

CV34 4BL



RES

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