

**SALTISFORD, WARWICK CV34 4TT**



**A LOVELY, TWO DOUBLE BEDROOM, MID TERRACE HOME, PRESENTED IN GOOD ORDER THROUGHOUT AND WITH THE BENEFIT OF A LARGE GARDEN TO REAR WITH A SEPARATE STUDIO/HOME OFFICE.**

- Mid Terrace Property
- Two Double Bedrooms
- Two Reception Rooms
  - Fitted Kitchen
  - Large Garden
- Separate Studio/Home Office
- Restrictions: A Pet by Arrangement, No Smokers
  - Available August 23rd 2024
  - EPC - E (54)
- Viewing Recommended

**2 BEDROOMS**

**£995 PCM**

\*email enquiries\* This is a well maintained home and is presented in good order throughout. Set back off the road by a shallow fore garden this traditional terraced property needs to be viewed to be appreciated.

Within easy walking distance of Warwick town centre, Warwick Parkway train station, the A46 and M40 are also easily accessible.

This home benefits from being fully double glazed, having gas central heating and two good sized double bedrooms and there is a separate studio/home office at the end of the garden with light and power. Accommodation in brief; Entrance Hall, Living Room, Dining Room, Kitchen, Two Double Bedrooms and a Family Bathroom, Large Rear Garden with Separate Studio/Home Office.

### **Entrance**

Entrance to the property is via a shallow fore garden which leads to a solid front door which gives access in to the the entrance hall. Having wooden parquet flooring and neutral decor to walls and ceiling, light point to ceiling and gas central heating radiator. A solid wooden door leads in to the living room and a glazed wooden door leads in to the dining room.

### **Living Room 12'0" x 9'3" (3.662 x 2.831)**

Being carpeted to floor and with neutral decor to walls and ceiling, double glazed window to front elevation, original style, live flame, coal effect gas fire with wrought iron and tile surround, granite hearth and wooden mantle. Low level wooden cupboard which houses the gas and electric meters and the fuse box. Two floating wooden shelves to each alcove, electric sockets and a TV point.

### **Dining Room 12'6" x 11'10" (3.830 x 3.617)**

Wood effect flooring and with neutral decor to walls and ceiling, light point to ceiling, feature fireplace, Victorian style free standing gas central heating radiator and electric sockets. Double glazed window to rear elevation, painted wooden door housing useful under stairs storage cupboard with light. Doorway and archway in to the kitchen.

### **Kitchen 7'11" x 11'4" (2.434 x 3.471)**

With tiled floor and with neutral decor to walls and ceiling, double glazed windows to side and rear elevations, stable door to side elevation giving access out in to the garden. Light point to ceiling and there is a gas central heating radiator to breakfast bar area. The kitchen is fitted with base and one double wall unit in a wood effect frontage with a brushed chrome handle and a granite effect melamine worksurface, two useful open shelves and the splash back is tiled. Space and plumbing for washing machine, space for full sized oven and space for full size fridge freezer, various electric sockets and fused switches. Ultra plus combi 30 boiler fitted

From the dining room the original wooden staircase leads up to the first floor landing where there is original wooden flooring, neutral decor to walls and ceiling, light point, spotlights and small loft access to ceiling. White painted wooden door leading in to the master bedroom.

### **Bedroom One 12'7" x 12'0" (3.858 x 3.672)**

Original wooden floorboards and with neutral decor to walls and ceiling, double glazed window to front elevation, gas central heating radiator, various electric sockets, two floating wooden shelves, original wooden door which houses a useful cupboard which could be used as a fitted wardrobe.

### **Bedroom Two 11'9" x 9'3" (3.599 x 2.827)**

Being carpeted to floor and with neutral decor to walls and ceiling, double glazed window to rear elevation, gas central heating radiator, various electric sockets, a TV extension cable and there is a light point to ceiling.

**Bathroom 11'6" x 8'0" (3.519 x 2.443)**

Tile effect cushioned flooring and with neutral decor to walls and ceiling, walls being tiled to full height around the bath and shower area, reducing to half height around the sink and toilet. Double glazed window to rear elevation, gas central heating radiator and there is a light point to ceiling. The bathroom is fitted with a corner bath with chrome hot and cold taps and a Triton electric shower fitted, pedestal wash hand basin with chrome hot and cold tap and a white toilet. Double, louvered doors house a useful airing cupboard.

**Garden**

To the rear of the property is a good sized and enclosed garden. Two large decked steps lead to the paved patio. A bark pathway meanders through the middle of the well maintained and stocked beds to the rear brick patio area where the separate studio/home office is situated.

Outside lighting and three outside taps.

**Studio/Home Office 11'1" x 9'5" (3.381 x 2.883)**

Having wood effect flooring walls being boarded and painted, four glazed panels to front elevation, electric heater, electric sockets and a light point to ceiling.

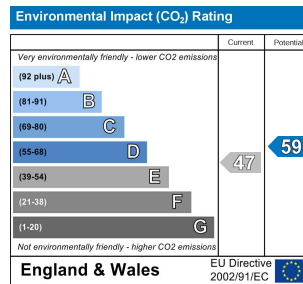
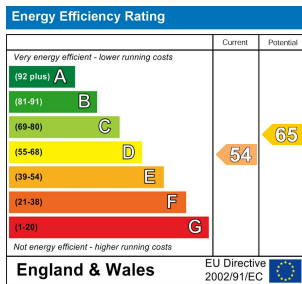
**Council Tax**

We understand the property to be Band C.

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