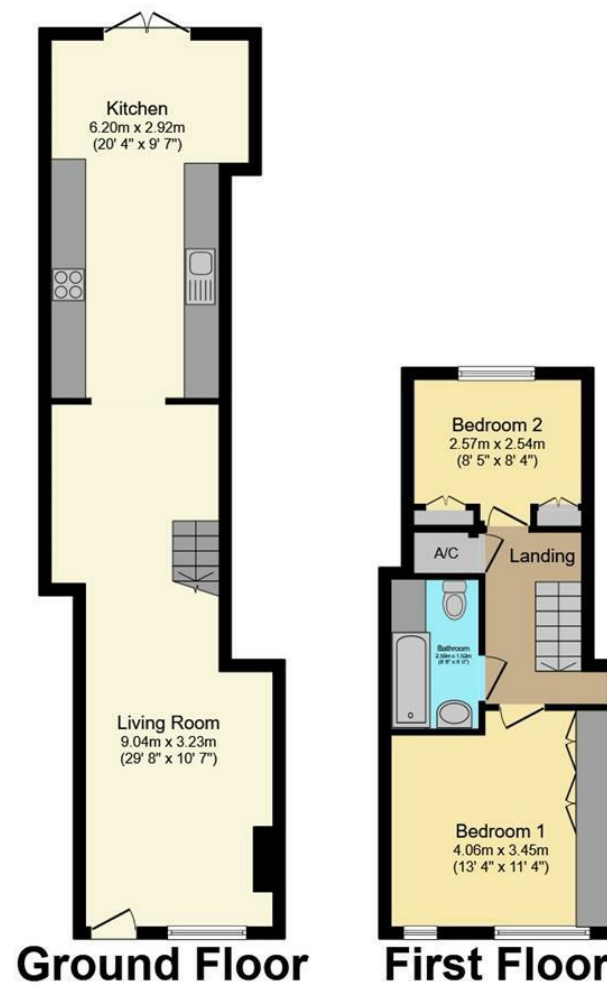


Peter Clarke



36 Bridge End, Warwick, CV34 6PB



Total floor area 78.4 m<sup>2</sup> (844 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox





- NO FORWARD CHAIN
- Two Bedroom Cottage
- Family Bathroom
- 29' Living room
- Kitchen Dining Room
- Stunning Lawned Rear Garden
- Outstanding Views of Warwick Castle
- Grade II Listed



Guide Price £425,000

A beautifully presented and idyllically positioned, traditional cottage offering scope for modernisation, believed to date back to the 17th Century enjoying outstanding views to the rear over the delightful River Avon, Warwick Boat Club and Warwick Castle. This stunning cottage has internal accommodation comprising open plan living and dining room, fitted kitchen dining room, two first floor bedrooms and a family bathroom. Outside is an incredibly well maintained and lawned rear garden benefitting from a large paved terrace adjoining the house with a further terrace to the rear of the garden featuring a fantastic timber summer house offering the perfect spot to take in the outstanding views. This delightful home is available with no forward chain. Grade II Listed.

#### Approach

Accessed from Bridge End via a solid timber door situated under an open fronted canopy porch, which opens into the open plan Living and dining room

#### Living/Dining Room

This large open plan living and dining room has a front facing window looking out to Bridge End, a feature fireplace and open tread staircase leading to the first floor, with an open archway leading into the fitted kitchen dining room.

#### Kitchen Dining Room

Comprising a range of wood fronted wall and base mounted units with tile top work surfaces over and integrated appliances included, countertop mounted hob, fan assisted oven, dishwasher, washing machine and having space provided for a large upright fridge freezer. In addition, this useful space also benefits from breakfast bar and provides further space for informal dining with double glazed patio doors opening onto the rear dining terrace and lawned garden beyond.

#### Landing

Accessed from the living room and giving way to both bedrooms, the bathroom and loft storage area with useful airing cupboard.

#### Bedroom One

A well sized double bedroom offering a range of

integrated bedroom furniture including two large double fronted wardrobes and a further built in chest of drawers, with two front facing windows looking out to Bridge End.

#### Bathroom

A traditional style bathroom comprising a three piece white suite including a low level W.C, pedestal wash hand basin and bath with mixer head attachment.

#### Bedroom Two

Currently being used as a study and offering outstanding views over the River Avon, Boat Club, and the incredible Warwick Castle.

#### Outside

To the rear is a beautifully kept and well sized, lawned rear garden benefitting from a well proportioned paved terrace, which is accessible directly from the kitchen, a useful timber storage shed and further rear terrace with stunning timber summer house, which affords the best position to take in the outstanding views of the castle, River, and Boat Club.

#### General Information

**TENURE:** The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

**SERVICES:** We have been advised by the vendor that













mains gas , electric, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts.

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band F

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** TBC. A full copy of the EPC is available at the office if required.

Grade II Listed

**VIEWING:** By Prior Appointment with the selling agent, Peter Clarke Leamington Spa.





DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.







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Myton Road, Leamington Spa, Warwickshire, CV31 3NY  
Tel: 01926 429400 | [leamington@peterclarke.co.uk](mailto:leamington@peterclarke.co.uk) | [www.peterclarke.co.uk](http://www.peterclarke.co.uk)

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