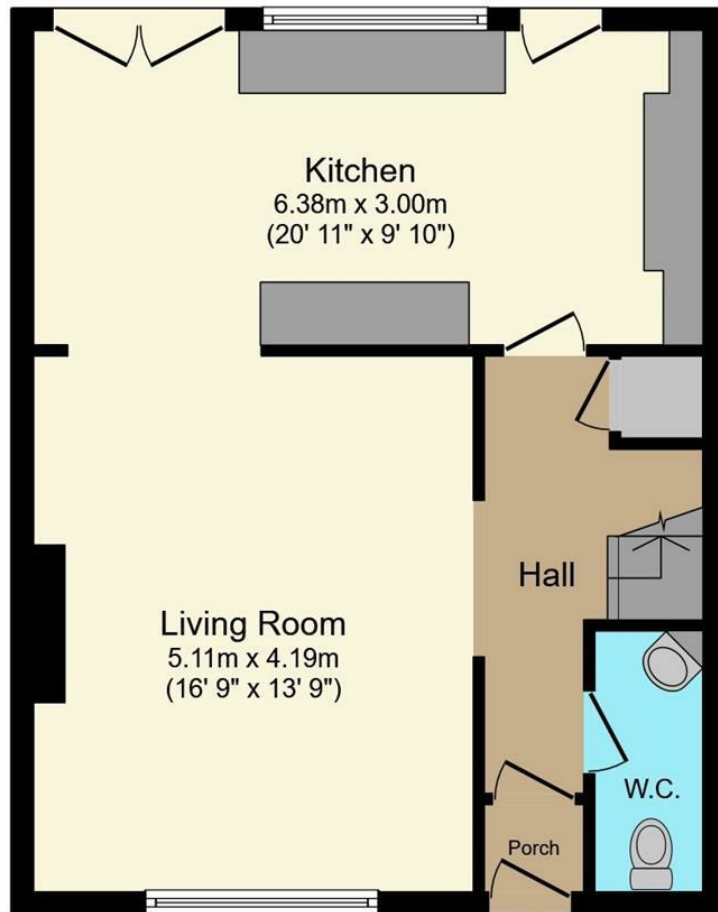
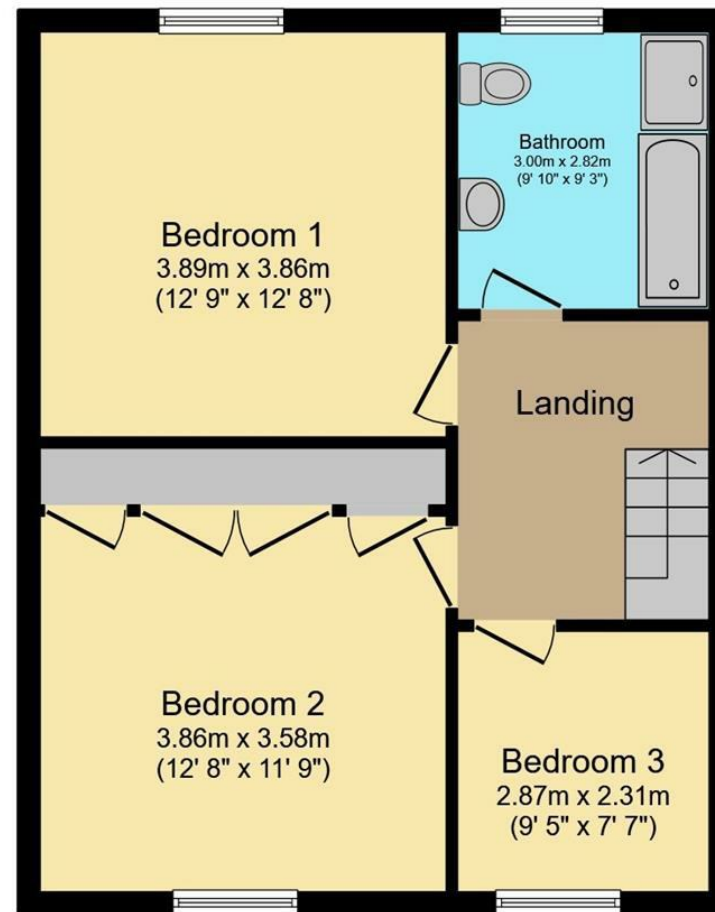




89 Bridge End, Warwick, Warwickshire, CV34 6PD



**Ground Floor**



**First Floor**

Total floor area 104.5 sq.m. (1,125 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



- Delightfully Located Home
- Offering Three Bedrooms
- Family Bathroom with Shower
- Well Proportioned Living Room
- Refitted Solid Wood Kitchen Dining Room
- Lawned Fore Garden
- Landscaped Rear Garden
- Two Single Garages Located En Bloc
- NO FORWARD CHAIN
- EPC Rating C



Offers In Excess Of  
£575,000

A delightful, three bedroom home situated in the outstanding Bridge End area of Warwick, lying within easy reach of the town centre, it's fantastic amenities, the wonderful local schools and commuter links. Having internal accommodation including porch, guest W.C, well proportioned living room, and refitted kitchen/dining room. To the first floor are three generous bedrooms, and a family bathroom with shower. Outside the property features a lawned garden to both front and rear and two single garages located to the rear of the property en-bloc. No Forward Chain

#### Approach

A solid timber and glazed front door opens in to the porch and is accessed via a paved footpath leading from Bridge end

#### Porch

Having an internal door leading into the inner hall

#### Hall

Giving way to the living room and kitchen via a glazed door with stairs rising to the first floor and further door opening into the W.C

#### Guest W.C

Featuring a white suite with low level W.C and corner wall mounted wash hand basin, with an obscured window to the front elevation

#### Living Room

This large reception room has a centrally mounted feature gas fire, large double glazed window to the front elevation and open doorway to the kitchen/dining room.

#### Kitchen Dining Room

The beautifully presented, solid wood kitchen offers ample space for dining and comprises a range of shaker style units with contrasting solid stone worktops over and has integrated Siemens appliances including, induction hob, fan oven, combi oven, plate warmer,

and dishwasher. In addition, the kitchen also offers french doors giving views to the rear garden with further timber and glazed access door also opening onto the rear garden.

#### Landing

Having stairs leading from the hall and giving way to all three bedrooms, the family bathroom and loft via the access hatch.

#### Bedroom One

A large double bedroom with rear facing double glazed window overlooking the garden.

#### Bedroom Two

Another generous double room with front facing double glazed window and range of built in storage wardrobes.

#### Bedroom Three

Currently fitted out with a range of high quality office furniture, this well sized single room has a front facing double glazed window looking out over Bridge End.

#### Family Bathroom

A spacious and well appointed family bathroom comprising bath, shower, low level W.C, and wash hand basin with rear facing and obscured window to the rear elevation.

#### Outside

To the front is a large lawned area spanning to the







road side with a paved footpath leading to the front door. Whist to the rear is a fence enclosed and beautifully landscaped rear garden comprising paved dining terrace, further rear terrace situated under a timber pergola with well maintained lawn, well stocked borders and beds and rear gated access leading to the rear access road and garage.

**Garage**  
17'8 x 8'8

A single garage located en-bloc to the rear of the property with an up and over door and benefitting from both power and lighting.

**Second Garage**

A further single garage located en-bloc to the rear of the property with an up and over door.

**General Information**

**TENURE:** The property is understood to be freehold although also has a lease which we have not seen evidence of. The lease is owned by the vendor and will be passed to the new owner. 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:** C. A full copy of the EPC is available at the office if required.



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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Peter Clarke

