

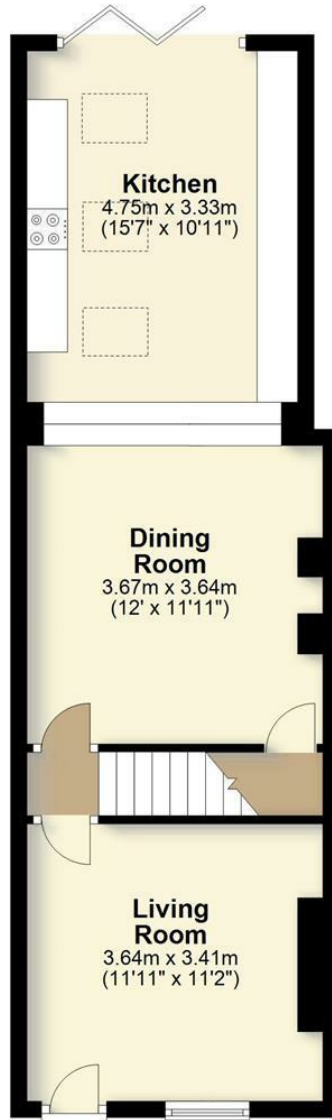
Peter Clarke



55 Albert Street, Warwick, Warwickshire, CV34 4JX

Ground Floor

Approx. 45.5 sq. metres (489.6 sq. feet)



Kitchen

4.75m x 3.33m
(15'7" x 10'11")

Dining Room

3.67m x 3.64m
(12' x 11'11")

Living Room

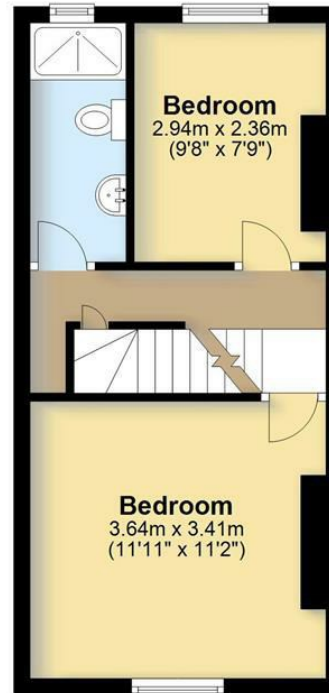
3.64m x 3.41m
(11'11" x 11'2")

Total area: approx. 99.9 sq. metres (1075.3 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact
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First Floor

Approx. 29.3 sq. metres (315.8 sq. feet)



Bedroom

2.94m x 2.36m
(9'8" x 7'9")

Bedroom

3.64m x 3.41m
(11'11" x 11'2")

Second Floor

Approx. 25.1 sq. metres (269.8 sq. feet)



Bedroom

4.54m x 3.64m
(14'11" x 11'11")



- Extended
- Three bedrooms
- Bedroom one ensuite
- Modern fitted kitchen
- Bi-fold doors
- Recently refitted shower room
- Original fireplaces
- Double glazing
- New heating system recently fitted



Offers Over £360,000

This is a beautifully presented and recently extended character property set in Warwick. The property is sizable throughout and is full of original features. It is conveniently positioned being within walking distance of Warwick town centre and close to local shops and amenities. The property comprises, living room, dining area which is open to the recently extended kitchen, two bedrooms and a recently fitted shower room on the first floor, main bedroom and recently fitted ensuite on the second floor. There is also an attractive rear garden with rear access and patio.

APPROACH

Accessed via door to the front.

LIVING ROOM

With windows to the front, television point and open fire.

DINING AREA

This is open to the kitchen with space for large dining table and chairs, solid fuel burning stove and under stairs cupboard.

KITCHEN

Recently extended, with wall and base mounted units and granite worktops over, integrated appliances including a Neff induction hob, Neff double oven with warming drawer, washer dryer, fridge freezer and dishwasher, Belfast style sink with Quooker boiling water tap, Velux style windows and bi-fold doors to the rear.

FIRST FLOOR

BEDROOM TWO

With window to the front and original feature fireplace.

BEDROOM THREE

With window to the rear and original feature fireplace.

SHOWER ROOM

Recently fitted with walk in shower cubicle, mains fed

shower with dual heads, vanity sink unit, WC and window to the rear.

SECOND FLOOR

BEDROOM ONE

With window to the rear, feature open fireplace, loft access and door to the:-

ENSUITE

With bath and shower over, WC, pedestal sink, Velux style window and eves storage.

GARDEN

With a large patio, wall and fence borders, lawn and gated rear access.

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, 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 C.

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

VIEWING: By Prior Appointment with the selling agent.



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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