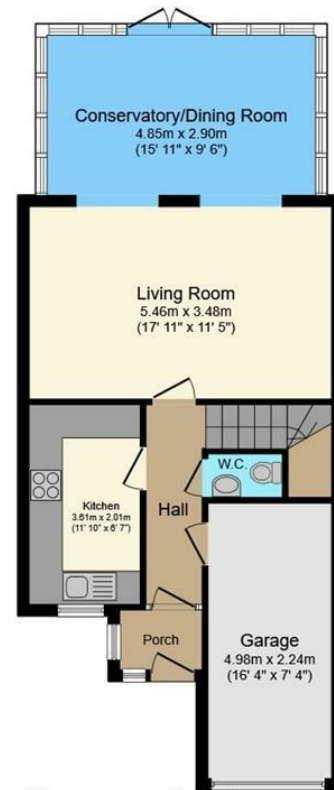




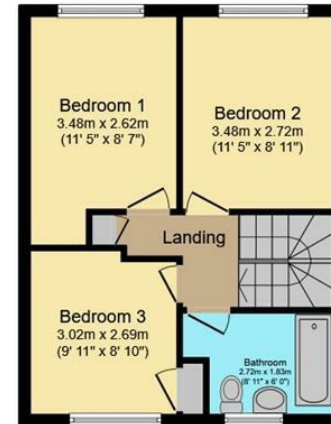
14 Arundel Close, Warwick, CV34 5HZ

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Ground Floor

Floor area 63.2 m² (680 sq.ft.)



First Floor

Floor area 39.2 m² (422 sq.ft.)

TOTAL: 102.4 m² (1,102 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



- Well proportioned mid-terrace home
- Three double bedrooms
- Modern family bathroom
- Open plan living and dining area
- Modern fitted kitchen
- Guest WC
- Side by side parking and single garage
- Lawned rear garden
- Canal side views
- EPC Rating D



Offers In Excess Of
£340,000

This beautifully presented, incredibly spacious and well positioned three double bedroom mid terrace home is situated within easy reach of Warwick town centre, the train station, Warwick Hospital and the fantastic local amenities and schools. Having well proportioned and beautifully presented interior accommodation briefly comprising entrance lobby, inner hallway, guest WC, modern fitted kitchen, open plan living and dining area, three first floor double bedrooms and a family bathroom. Outside, the property benefits from driveway parking for two cars, an integral single garage and to the rear is a private fence enclosed, split level lawned and decked rear garden offering fantastic views over the Grand Union canal.

APPROACH

accessed from Arundel Close via a block paved driveway leading up to composite double glazed front door, which opens in to:

ENTRANCE PORCH

having tiled floor and internal timber and glazed door opening in to:

INNER HALLWAY

having stairs rising to first floor landing and gives way to the modern fitted kitchen, living room and dining room, has internal access door to the integral single garage and further timber panelled door opening in to:

GUEST WC

comprising a two piece suite with low level WC and dual flush, wall mounted wash hand basin with chrome fittings and ceramic tiled flooring.

MODERN FITTED KITCHEN

comprising a contemporary style white gloss kitchen with contrasting wood effect work surfaces over, integrated fan assisted electric oven with countertop mounted halogen hob and brushed stainless steel overhead extractor fan. Having space and plumbing provided for large upright fridge freezer and undercounter dishwasher and benefiting from two corner mounted carousel units. With large double glazed window to the front elevation looking up the lane

and internal glazed service hatch leading through to the living and dining room.

LIVING AND DINING ROOM

accessed from the entrance hall and having a centrally mounted feature fireplace, useful understairs storage cupboard and provides ample space for both living and dining furniture. With two large open archways adjoining to reception spaces and double glazed and obscured windows to both side elevations with rear facing double glazed windows and french doors giving views and direct access on to the decked rear dining terrace and lawned garden beyond.

FIRST FLOOR LANDING

with stairs rising from entrance hallway giving way to all three bedrooms and the family bathroom. The landing also benefits from loft access hatch leading to part boarded loft storage area, and two useful built in storage cupboards.

BEDROOM ONE

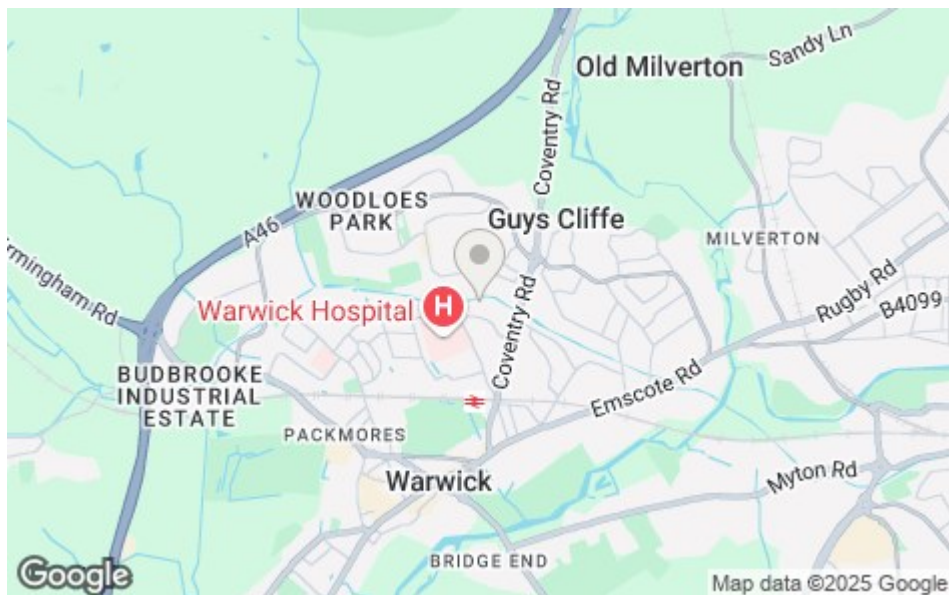
currently housing a king size bed, this well proportioned double bedroom has a large rear facing window overlooking the lawned rear garden and canal views to the rear.

BEDROOM TWO

currently being utilised as a single room, but offering a similar size space to the principal bedroom, this well







sized double room again benefits from a large double glazed window to the rear elevation with rear facing views of the garden and canal. In addition, there is also a built in storage cupboard.

FAMILY BATHROOM

This well appointed white suite comprises low level WC with dual flush, pedestal mounted wash hand basin with chrome fittings and panelled bath with mains fed shower and glass screen. Having ceramic tiling to floor and all splashback areas, obscured double glazed windows to the front elevation and central heating radiator.

BEDROOM THREE

The third and final bedroom is currently housing a single bed, but is certainly capable of accommodating a double and benefits from a built in storage wardrobe and has a large front facing double glazed window.

OUTSIDE TO THE FRONT

is a block paved driveway enabling off road parking for two cars.

OUTSIDE TO THE REAR

is an attractive and fence enclosed lawned rear garden with two split level decked terraces offering fantastic canalside views of the Grand Union.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains Water, Drainage, Electric and Gas 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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Peter Clarke

