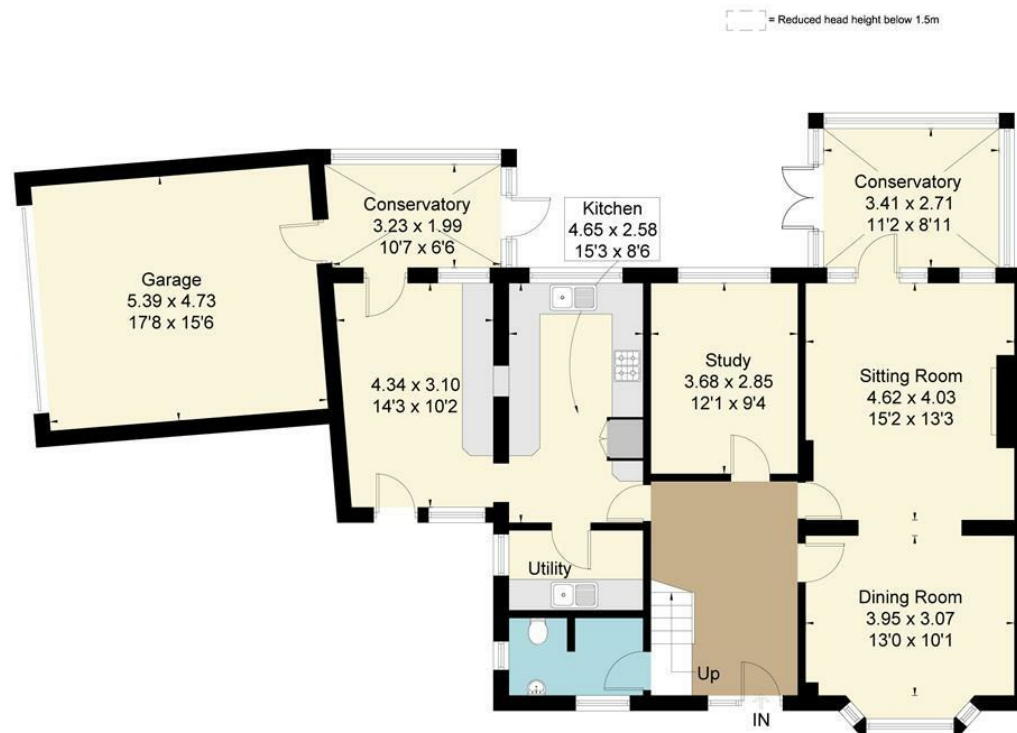
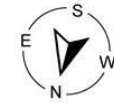




15 Bridge End, Warwick, CV34 6PB

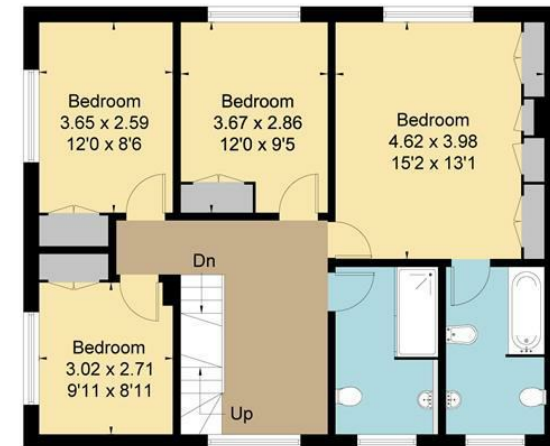
Approximate Floor Area = 258 sq m / 2777 sq ft (Including Garage)



Ground Floor



Second Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #99303

- For sale with no onward chain
- Sought after location
- Views of Warwick Castle
- Walking distance to the town centre and railway station
- Five good sized bedrooms and Four reception rooms
- Approx 2777 sq feet
- Private Courtyard Garden
- Communal garden. Double Garage and additional parking
- Leasehold - 999 Lease from 1974  
The Leaseholder owns a share of the Freehold
- EPC Rating - Band D



Price Guide £825,000

\*\*\*FOR SALE WITH NO ONWARD CHAIN\*\*\*

Located in arguably one of the most prestigious addresses in Warwick this deceptively spacious five bedroom, two bathroom property sits just to the South of the River Avon. Within walking distance of the town centre, Bridge End enjoys stunning views of the renowned Warwick Castle and is within close proximity to St Nicholas Park and the railway station.

This attractive property is one of five in this cluster of homes and internally boasts, Entrance Hallway, Dining Room, Sitting Room, two Conservatories, Study, Kitchen/Breakfast Room, Utility Room, guest Cloakroom, five Bedrooms, two Bathrooms and loft storage room.

Externally offering an integrated double garage, parking, good sized courtyard garden to the rear and communal lawned area to the front.

ENTRANCE HALL

Stairs rising to the first floor

DINING ROOM

Having a large bay window to front with wonderful views over the lawned garden towards Warwick Castle. An archway leads through to the Sitting Room.

SITTING ROOM

Centrally mounted feature fireplace and glazed door through to the conservatory.

CONSERVATORY

A single glazed door leading from the Sitting Room, glazed on three sides with ceiling fan and double doors giving access the patio garden.

STUDY

With window overlooking the rear garden and door to Entrance Hall.

KITCHEN

Having a range of wooden wall and base mounted units,

integrated fridge/freezer, Miele dishwasher, Rangemaster cooker, sink unit with drainer and useful serving hatch. Archway leading to the Breakfast Kitchen

BREAKFAST AREA

Has a range of base and eye level units, built in freezer and door to Conservatory.

CONSERVATORY

with door to rear paved garden.

UTILITY ROOM

From the Kitchen a door leads to the Utility Room with a range of base units and single drainer sink unit.

GUEST CLOAKROOM

With a sink and WC and coats cupboard.

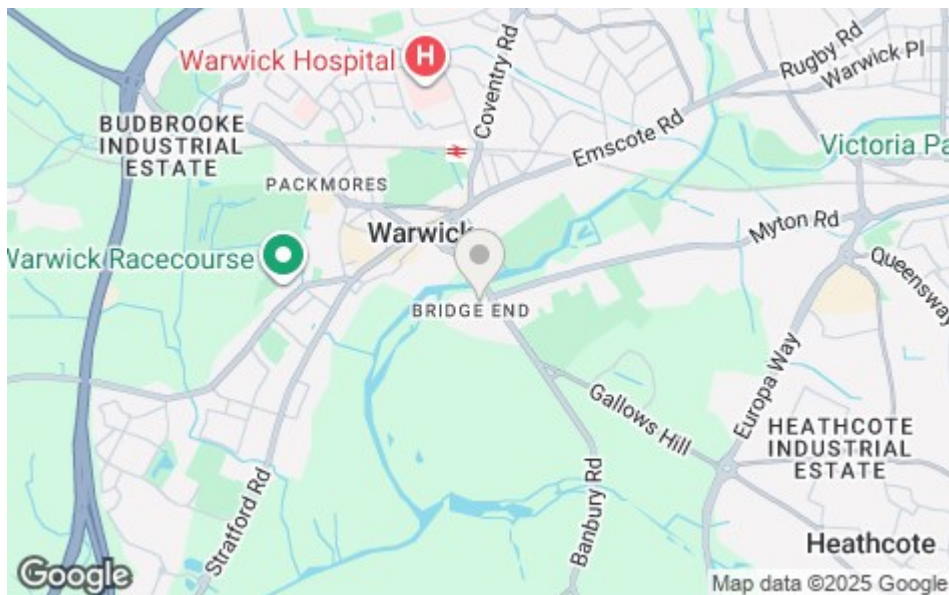
ON THE FIRST FLOOR

MAIN BEDROOM

A good sized room with a range of fitted wardrobes and window overlooking the rear garden and door through to En-Suite Bathroom







#### EN SUITE BATHROOM

A door leads from the Main Bedroom. There is a Jacuzzi bath, bidet, WC, wash hand basin and a window to the front.

#### FAMILY BATHROOM

Comprising a double shower, WC and wash hand basin.

#### BEDROOM

A double bedroom with window to rear and built in wardrobe

#### BEDROOM

A double bedroom with window to side and built in wardrobe.

#### BEDROOM

Having a window to the side and built in wardrobe.

#### ON THE SECOND FLOOR

#### LOFT BEDROOM

A lovely large room with two Velux windows

#### STORE

Having a large storage cupboard.

#### INTEGRATED DOUBLE GARAGE

With up and over garage door to parking area.

#### OUTSIDE

To the front of the property are mature communal gardens with views towards Warwick Castle and the rear of the property is a private paved courtyard garden

#### GENERAL INFORMATION

**TENURE:** We are informed that the property is leasehold for 999 years from 1974 we are advised that the leaseholder owns a share of the freehold. There is a management company, Bridge End Gardens Ltd, and a management charge of approximately £500 per year, which covers garden maintenance and insurance on site. We have not seen evidence and purchasers should check this information before proceeding.

**SERVICES:** We have been advised by the vendor that mains gas, water, electricity and drainage are connected to the property. However, this must 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 G.

**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 Agents.

**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.





Multi-award winning offices  
serving South Warwickshire & North Cotswolds

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)

Peter Clarke

