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24, Stand Street, Warwick

Price Guide £329,500



This deceptively spacious, three-bedroom period terraced house is situated on the western edge of the county town, less than half a mile from the town centre and just a few hundred yards from Warwick Race Course. The accommodation includes a hallway that opens into a dining area, a sitting room, a kitchen, a ground-floor bathroom, a cellar, and a lovely south-westerly facing rear garden. The property is offered with no upward chain, and the energy rating is E.

#### Location

Warwick offers a wide range of shopping, cafés, restaurants, and recreational facilities. Commuting is convenient, with regular trains available from nearby Warwick Station, as well as Warwick Parkway and Leamington Spa to London Marylebone. The motorway network is easily accessible, with junction 15 of the M40 located just 2.5 miles south of the town, providing connections to Birmingham and the north, as well as London and the south.

#### Approach

Through part glazed entrance door into:

#### Hallway with Open Plan Dining Area

12'9" x 11'8" (3.90m x 3.57m)

Radiator with decorative cover, downlighters, double glazed window to front aspect. Projecting chimney breast with recessed fireplace. Opening to:

#### Inner Lobby

Pine door to Cellar and pine door to:

#### Cellar

12'5" x 11'9" (3.79m x 3.60m)

Quarry tiled steps leading down to one chamber, electric light and power.





### Sitting Room

12'8" x 11'9" (3.87m x 3.60m)

Period slate fireplace with matching slate hearth cast iron inset and a raised fire basket with facility for an open fire. Radiator, with decorative cover, coving to ceiling, downlighters. Double-glazed double-opening French doors provide access to the rear garden and a pine, part-glazed door leads to:

### Kitchen

11'4" x 6'5" (3.47m x 1.96m)

Range of wood-fronted base and eye-level units,

worktops with a ceramic sink. It also includes a four-ring gas hob with an extractor unit over, an AEG electric oven with storage cupboards above and below. The space also has provisions for a dishwasher, washing machine, and fridge. Additionally, it features a wall-mounted Vaillant gas-fired boiler, downlighters, a double-glazed window to the side aspect, and a solid casement providing access to the garden. It opens to:

### Lobby

With window to-side aspect, downlighter, shelved pantry and a part glazed door to:

### Bathroom

This white suite includes a bath with a telephone-style mixer tap and a shower attachment, along with a wash basin that has a storage cupboard below. There is a tiled shower enclosure featuring a shower system and a glazed shower door. Additional features include a chrome heated towel rail, a vertical radiator, a tiled floor, and a double-glazed window facing the rear.

From the Sitting Room a pine door leads to:





#### Stairs

Radiator at the bottom with downlighters and handrail rising to:

#### First Floor Landing

Downlighters, access to roof space and pine doors to:

#### Bedroom One

11'7" x 11'5" (3.55m x 3.50m)

Built-in double-door wardrobes to chimney alcove with drawers below, cast iron surround fireplace, radiator, coving to ceiling. Built-in storage cupboard and a double-glazed window to the front aspect.

#### Bedroom Two

11'11" x 9'8" (3.64m x 2.95m)

Chimney breast with a period fire surround, downlighters, radiator and a double-glazed window to the rear aspect.

#### Bedroom Three

12'0" x 6'10" (3.67m x 2.09m)

Radiator, downlighters and a double-glazed window to the rear aspect.

#### Rear Garden

The delightful gardens have a favourable

south-westerly aspect and are designed for ease of maintenance. They are in three distinct sections. Immediately to the side of the kitchen and bathroom is a walled terraced area of approximately 5'7" in width x 25'5" deep with a tap point, external porch above the rear entrance door, light point, and a riven paving slab.

The second section of the garden measures 14' in width x 31' to a timber trellis. This garden area is again laid mainly to pave and a brick-walled side boundary.





The trellis acts as a natural divide to the final section of the garden measuring 14' x 27' including a brick-built barbecue with surrounding paviours, a timber garden shed and a hard standing with pedestrian rear access. There is vehicular rear access with neighbouring properties having the final section of the garden as off-street car parking, carport or garage. Naturally, removing the brick wall would be necessary to use this space as a car parking area.

#### Tenure

The property is understood to be freehold although

we have not inspected the relevant documentation to confirm this.

#### Services

All mains services are understood to be connected to the property. NB We have not tested the heating, domestic hot water system, kitchen appliances, or other services, and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own inquiries.

#### Council Tax

The property is in Council Tax Band "C" - Warwick District Council

#### Postcode

CV34 6HR



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CV34 4EL

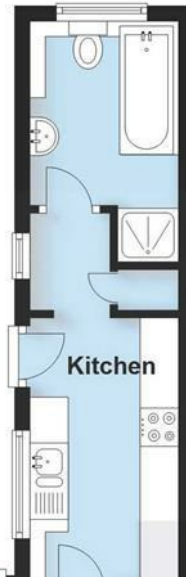
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			80
(55-68) <b>D</b>			
(39-54) <b>E</b>		44	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Also at: Leamington Spa, Somerset House,  
Clarendon Place, Royal Leamington Spa CV32 5QN

## Ground Floor

Approx. 46.2 sq. metres (497.7 sq. feet)



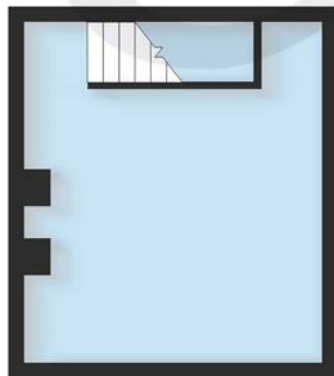
## First Floor

Approx. 38.7 sq. metres (416.7 sq. feet)



## Basement

Approx. 17.4 sq. metres (187.2 sq. feet)



Total area: approx. 102.3 sq. metres (1101.6 sq. feet)

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

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