



The Ridgeway, Warwick

*Distinctive  
Collection*





# The Ridgeway

Warwick, CV34 5SH

Guide price €450,000

We are delighted to bring to the market this extended, five bedroom, semi detached home. This is the first time the property has been marketed since new - 64 years this home has been in the same family!

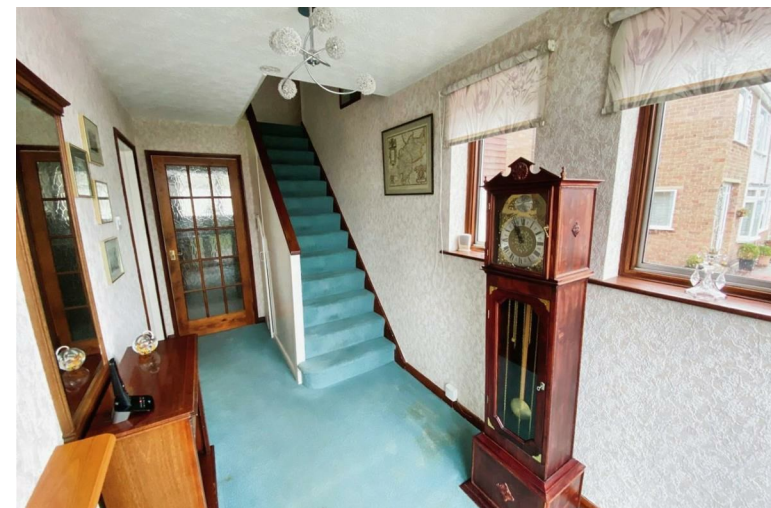
As you walk through the front door there is a bright entrance hall with stairs leading up to the first floor landing and doors leading in to the living dining room and the fitted kitchen. Of the living dining room is a sun room which takes on the whole width of the original house. The downstairs is finished off by an inner hallway and downstairs WC.

Upstairs there are three good sized double bedrooms, two singles and a shower room.

The property sits on a huge plot and benefits from a large, mainly laid to lawn, rear garden. There is driveway parking to the front and a long integral garage which is accessible from the front and from the rear garden.

In need of modernisation this would make a fabulous family home. Contact the Warwick office today to book your viewing.





## Location

The Ridgeway is ideally located with access to Warwick train station and hospital both of which are within easy walking distance. There are a number of well respected primary and secondary schools close by as well as parade of shops and a large Tesco supermarket. Leamington Spa is a 5 minute drive away which has huge amount of high street shops, bars and restaurants. More local is the Medieval town of Warwick with its famous Castle and independent shops and restaurants.











# The Property

## Entrance

Entrance to the property is via an obscure glazed front door which opens up in to the light and airy entrance hall. Having carpet to floor and being decorated to walls and ceiling, two double glazed windows to side elevation, light point to ceiling, gas central heating radiator, electric socket, carpeted stairs lead up to the first floor landing and there is a useful, low level, storage cupboard under the stairs. Housing the gas and electric meter as well and the fuse box. Wooden framed obscure glazed doors give access in to the living dining room as well as in to the kitchen.

## Living Dining Room

24'10" x 11'5"

Having carpet to floor and being decorated to walls and ceiling, large double glazed window to front elevation with gas central heating radiator below. Sliding double glazed doors to rear elevation leading in to the conservatory. Additional gas central heating radiator, two light points to ceiling, two light points to wall and a feature fireplace with marble hearth, tiled surround and wooden mantle.

## Conservatory

17'9" x 9'0"

Having an insulated roof with two sky lights and spot lights fitted. White UPVC double glazed, double French doors to rear elevation giving access out in to the garden. A number of double glazed panels and opening windows, exposed brick walls and having various electric sockets.

## Kitchen

9'10" x 7'7"

Having hard wearing flooring and walls being tiled to ceiling height, double glazed window to rear elevation, light points to plinth about window position, light point to ceiling and lights fitted to under wall mounted cupboards. The kitchen is fitted with range of base and wall units in a wood effect frontage and having a melamine work surface. Fitted appliances of a Neff, stainless steel double electric oven, a Creda four ring ceramic hob above with an integrated extractor over, integrated low level fridge, stainless steel one and a half bowl sink with matching drainer and chrome hot and cold mixer tap and there is space for a free standing microwave at high level as well as space and plumbing for an integrated dishwasher.

Obscure glazed door to side elevation giving access in to the inner hallway.

## Inner Hallway

Wooden door to front elevation giving access out to the driveway, solid white door gives access in to ground floor toilet which is fitted with a low level WC, light point to ceiling and an obscure glazed window to rear elevation.

The inner hallway also gives access in to the garage and the conservatory.

From the entrance hall, carpeted stairs lead up to the first floor landing where there is a continuation of the carpet and décor and having a light point and good sized loft access to ceiling (there is a pull down ladder for the loft and it is part boarded) solid doors lead in to all rooms.

## Bedroom One

14'2" x 10'5"

Carpeted to floor and decorated to walls and ceiling, double glazed window to front elevation with gas central heating radiator below, light point with fan to ceiling, two mirror fronted double fitted wardrobes providing a huge amount of storage.

## Bedroom Two

9'11" x 10'4"

Carpeted to floor and decorated to walls and ceiling, double glazed window to rear elevation with gas central heating radiator below and having a light point with fan to ceiling.

## Bedroom Four

7'1" x 9'2"

Carpeted to floor and decorated to walls and ceiling, double glazed window to front elevation with gas central heating radiator below and having a light point with fan to ceiling.

## Bedroom Three

13'4" x 9'6"

Carpeted to floor and decorated to walls and ceiling, double glazed window to rear elevation with gas central heating radiator and having a light point with fan to ceiling.

## Bedroom Five

10'9" x 5'7"

Carpeted to floor and decorated to walls and ceiling, double glazed window to front elevation and having a light point to ceiling and useful storage cupboard.

## Shower Room

Tiled to floor and walls to ceiling height, obscure glazed, double glazed window to rear elevation, light point to ceiling and fitted with a white low level wc, chrome heated towel rail, white vanity unit with basin and chrome hot and cold mixer tap with double cupboard below and a walk in corner shower with an Aqualisa electric shower fitted. Full height double doors house the lagged hot water tank and provide airing cupboard storage.

## Outside

To the rear of the property is a large and enclosed garden. As you enter the garden from the conservatory there are two steps down on to the paved patio being slightly raised and leads on to the lawned garden, there are a number of well maintained shrubs and trees. Half way down the garden there is an area of hard standing with a greenhouse and a wooden shed, The garden is boarded by six foot wooden fencing.

To the front of the property there is an attractive fore garden and brick weave driveway providing off street parking for a number of cars

## Garage

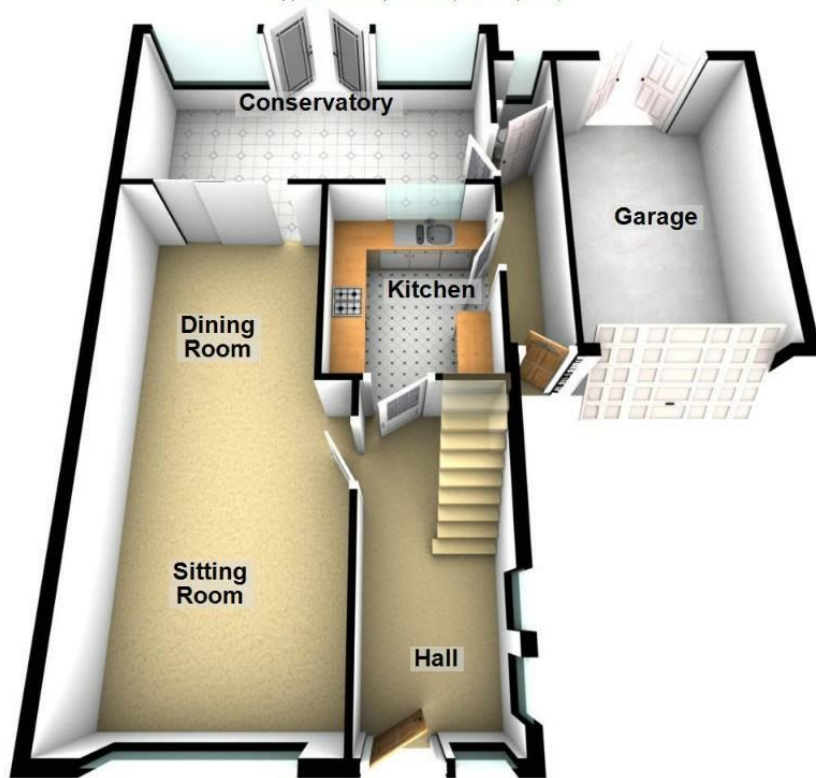
16'9" x 9'7"

Accessed from the front by an up and over garage door and from the garden via UPVC, double glazed, double French doors, cement flooring, plastered walls, light point to ceiling, electric sockets, plumbing and space for washing machine, space for tumble dryer and the Johnson and Starley gas central heating boiler.



### Ground Floor

Approx. 78.4 sq. metres (844.1 sq. feet)



### First Floor

Approx. 63.1 sq. metres (679.7 sq. feet)



Total area: approx. 141.6 sq. metres (1523.8 sq. feet)

# General Information

**Tenure:** We believe the property to be Freehold. The agent has not checked the legal status of the property. The purchaser is advised to obtain verification from their legal advisers.

Mains water, gas and electricity are believed to be connected to the property. We believe the property to be freehold. The agent has not checked the legal status to verify the freehold status of the property. The purchaser is advised to obtain verification from their legal advisers.

Fixtures & Fittings Only those mentioned within these particulars are included in the sale price. Viewing Strictly by appointment through the Agents All electrical appliances mentioned within these sales particulars have not been tested.

All measurements believed to be accurate to within three inches. Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

All photographs are taken with a wide angled lens Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract.


The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property.

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Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available.

This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer.

## Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p>63</p>	<p>76</p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	

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