



Mill Street | Warwick | CV34 4HB



Mill Street | Warwick | CV34 4HB Price Guide €350,000

Situated in a desirable and historic area of Warwick and within striking distance of the town centre. This attractive, cobbled street boasts Warwick Castle as one of its near neighbours. The property we have for sale is presented in good order throughout having had a modern kitchen and bathroom fitted to the ground floor.

Having been a successful rental this home is now offered with no upward chain and in move in ready condition. You enter the property in to the living room which has a feature fireplace and exposed beams. Throughout, the property exudes history with more exposed beams and exposed brick as you enter the modern kitchen. The ground floor is finished by a modern fitted shower room.

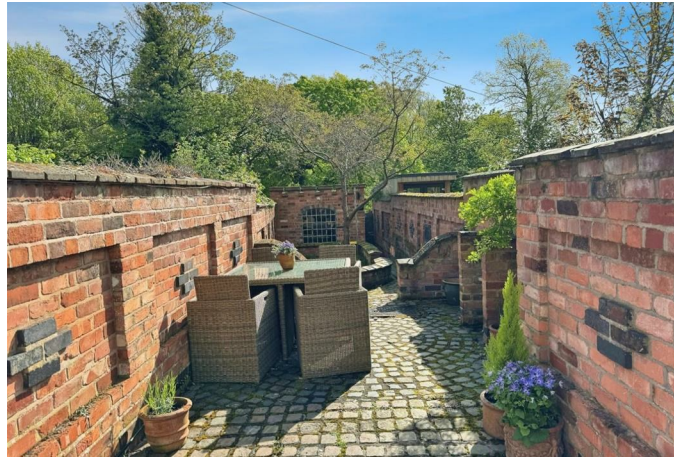
Upstairs are the two bedroom. The main bedroom has a quirky mezzanine upper level.

Outside to the rear is a mainly hard landscaped walled garden and a garage.

Early viewing is strongly recommended, homes like these do not stay on the market for long, especially with the benefit of a garage for parking. Call the Warwick office today on 01926 411480 to book your viewing.

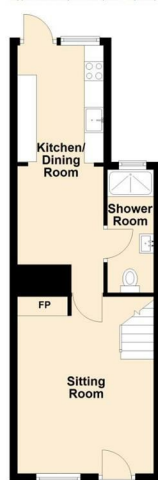


Located just outside the Warwick Castle entrance, this two bedroomed, Grade II listed, character property is offered with no upward chain and in move in ready condition. The cottage has the benefit of a walled garden and a garage to the rear. Early viewing is strongly recommended to appreciate the position and finish of the property we have on offer.

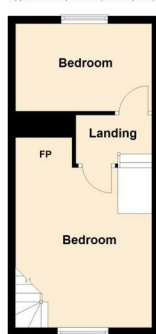




Ground Floor
Approx. 35.5 sq. metres (381.7 sq. feet)



First Floor
Approx. 28.2 sq. metres (303.3 sq. feet)



Second Floor
Approx. 8.5 sq. metres (91.9 sq. feet)



Total area: approx. 72.2 sq. metres (776.9 sq. feet)

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Living Room
117" x 148"

Entrance to the property is via a solid wooden door which leads in to the living room. Being carpeted to floor and with neutral décor to walls and ceiling. Original window to front elevation with gas central heating radiator below, light points to wall, exposed brick and stone inglenook fireplace with tiled hearth with large wooden beam mantle and currently have a coal effect feature fireplace. An abundance of original beams to walls and ceiling.

Various electric sockets, TV point and a phone point. Solid oak bannister to the carpeted stairs which lead up to the first floor landing, solid oak cupboards to low level house the gas meter and fuse box, to high level house the electric meter.

Breakfast Kitchen
172" x 62"

Accessed from the living room via a solid ledge and brace door. As you enter the room there are two carpeted stairs which lead down to quarry tiles to the floor, neutral décor to walls and ceiling with two exposed brick walls with a gothic style nook, spotlights to ceiling, light well to ceiling, original window to rear elevation and a wooden door to rear elevation leads out in to the garden.

The kitchen is fitted with a range of base and wall units in a soft grey colour in a shaker style and having nickel coloured knobs, a light coloured quartz work surface which has an undermount one and half bowl sink with chrome hot and cold mixer tap. Fitted with an integrated electric oven, a microwave, induction hob with extractor above, slim line dishwasher and a washing machine. Various electric sockets and fused switches. Combi boiler.

Ground Floor Shower Room

Accessed off the breakfast kitchen via a solid wooden door and being tiled to floor and to walls to ceiling height. Obscure glazed window to rear elevation, spotlights to ceiling and a chrome heated towel rail. Fitted with a built in toilet with a chrome flush plate, a vanity unit with white basin, chrome hot and cold mixer tap and a three drawer pack with a light up frameless mirror above. Large walk in shower with chrome shower controls and attachments.

Stairs Leading To First Floor

Carpeted stairs with an ornate solid wood bannister lead up to the carpeted landing which has beams and a light point to ceiling.

Bedroom Two
110" x 73"

Accessed via a solid wooden door and having carpet to floor and with neutral décor to walls and ceiling with original beams. Window to rear elevation with gas fired central heating radiator below, light points to wall and various electric sockets.

From the landing further carpeted stairs lead to the main bedroom.

Bedroom One
117" x 16'10"

Accessed via a solid wooden door and having carpet to floor and with neutral décor to walls and ceiling with original beams to walls and ceiling, light points to wall, window to front elevation with gas central heating radiator below. Solid oak shelf over bulk head position, feature inglenook fireplace, stairs rising up to the mezzanine level which would make an ideal dressing room or home office.

Outside

To the rear of the property and accessed from the kitchen is the walled garden. Being mainly hard landscaped with a raised area of lawn, a pathway leads to the rear of the garden where there is a full height gate.

The brick built garage has the benefit of light and power and is accessible from the front via an electrically operated, roller garage door and from the garden through a solid wooden door. A real asset to the property, for parking or storage. Measuring 5m x 2.5m

Services

All mains services are believed to be connected.

Tenure

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.

Council Tax

We understand the property to be Band D.

Viewing

Strictly by appointment through the Agents on 01926 411 480.

Special Note

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

Photographs

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Disclaimer

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 and part of an offer or contract. The seller does not take make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing 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.

Management Department

For all enquiries regarding rental of property, or indeed management of rented property, please contact Robert West on (01926) 438123

Survey Department

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance Valuations, together with Rent Reviews, Lease Renewals, and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates Telephone (01926) 438124.