



Albert Street, Warwick

*Distinctive
Collection*





Albert Street

Warwick, CV34 4JX

Price guide €525,000

Welcome to this charming property located on Albert Street in the heart of Warwick! This stunning end-terrace house boasts a classy and characterful design that is sure to captivate your heart.

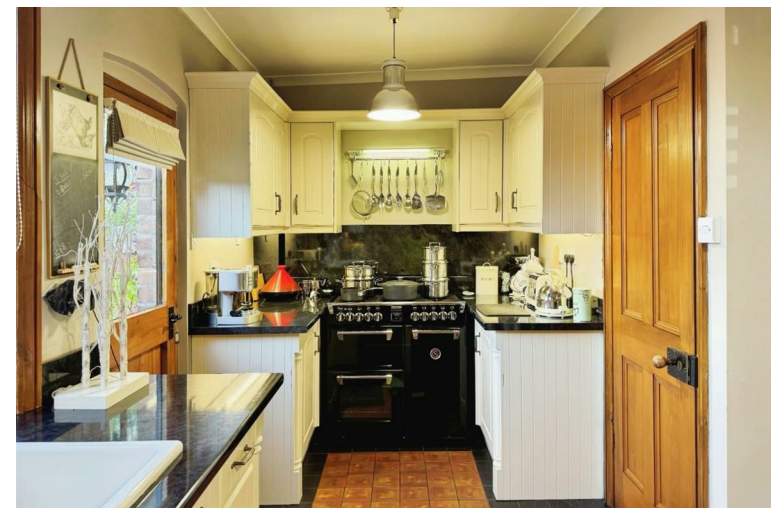
As you step inside, you are greeted by two inviting reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. The property features three spacious bedrooms, offering ample space for a growing family or for those who enjoy having a home office or guest room.

The house includes a well-maintained bathroom, ensuring convenience for all residents. The town centre location provides easy access to amenities, shops, and restaurants.

One of the standout features of this property is the driveway and garage, a rare find in town centre living, providing secure parking and storage space. Additionally, the pretty walled garden offers a private outdoor sanctuary where you can unwind and enjoy the fresh air.

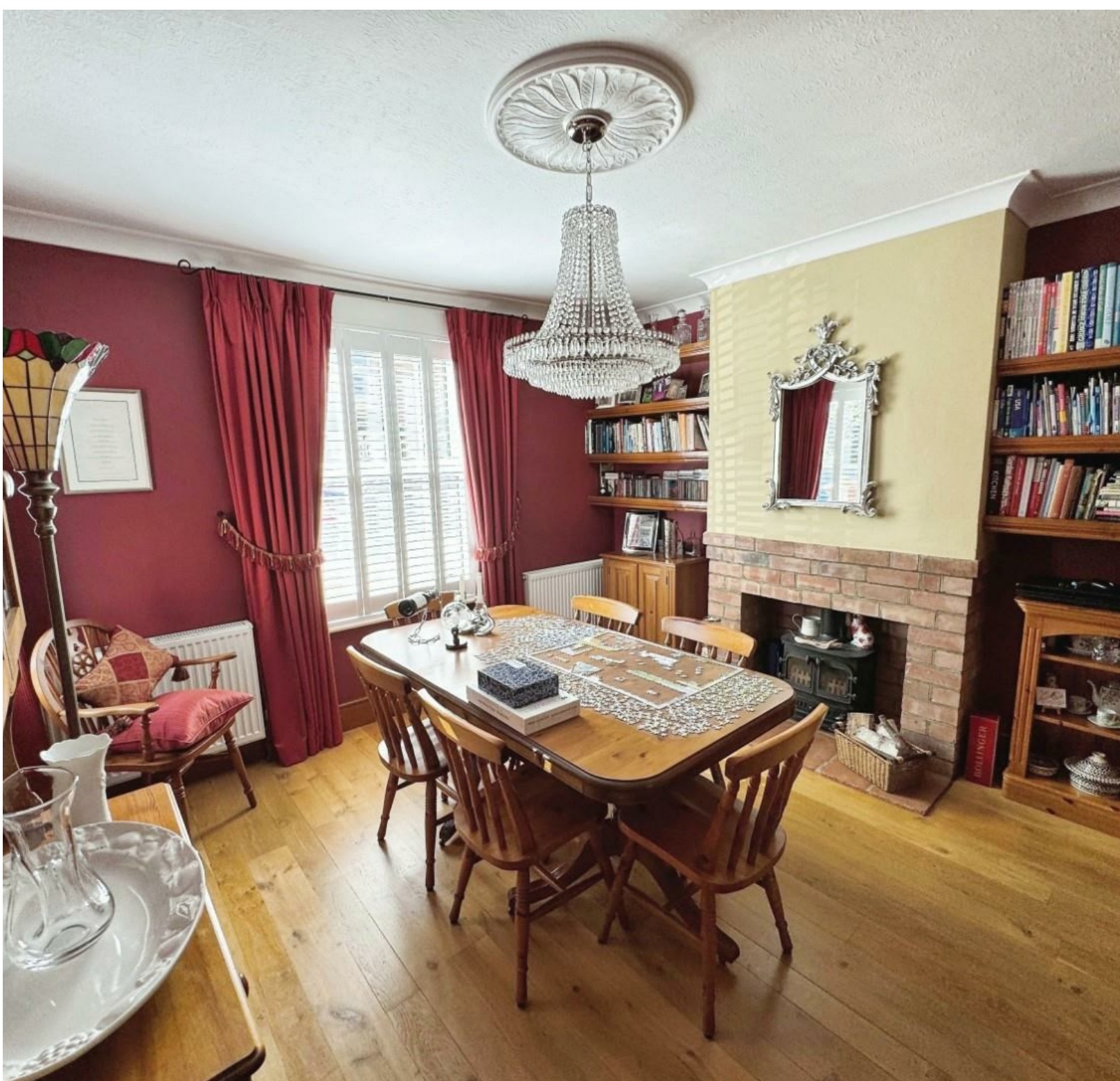
Don't miss the opportunity to make this house your home, with its three double bedrooms, living room, and separate dining room, there is plenty of space to create lasting memories with family and friends. Contact us today to arrange a viewing and experience the charm of Albert Street for yourself!

*Built in 1906 this beautiful home is a real stand out property on the street.
Lovingly looked after by the current owners*



Location

Located within striking distance of the town centre Albert Street is a traditional terraced, residential street with parking down either side. All the local amenities of Warwick are literally on your doorstep, With boutique shops, bars and restaurants, a pretty market square with a weekly market every Saturday and of course a medieval castle! There are a number of well respected primary and secondary schools within walking distance as well as a hospital and train station.



The Property

Entrance

Entrance to the property is via a wooden framed, glazed front door which leads in to the entrance hall. Having original wooden floorboards and a neutral décor to walls and ceiling, light point to ceiling, original wooden doors leading in to rooms, carpeted stairs leading up to the first floor landing, gas central heating radiator, thermostat, original wooden door housing the under stairs storage cupboard having a light point to high level, housing the smart gas and electric meter and providing a huge amount of useful storage.

Living Room

12'2" x 12'0"

Having original wooden flooring, light point to ceiling from ceiling rose, gas central heating radiator, double glazed window to front elevation, bay double glazed window to side elevation both with shutters fitted. Various electric sockets, a TV point and a wood burning double sided stove on a slate hearth.

Open doorway leads in to the "cosy nook".

Nook

9'10" x 6'3"

Accessed off the main living room with two steps down and having stripped wooden flooring and having a continuation of the neutral décor to walls and ceiling. Vaulted ceiling with two Velux windows and six spotlights, glass bricks to side elevation to high level and double glazed window to rear elevation over looking the garden. Gas central heating radiator, electric sockets and the reverse side of the wood burner - a perfect spot for a winters evening.

Dining Room

12'0" x 11'11" (in to alcove)

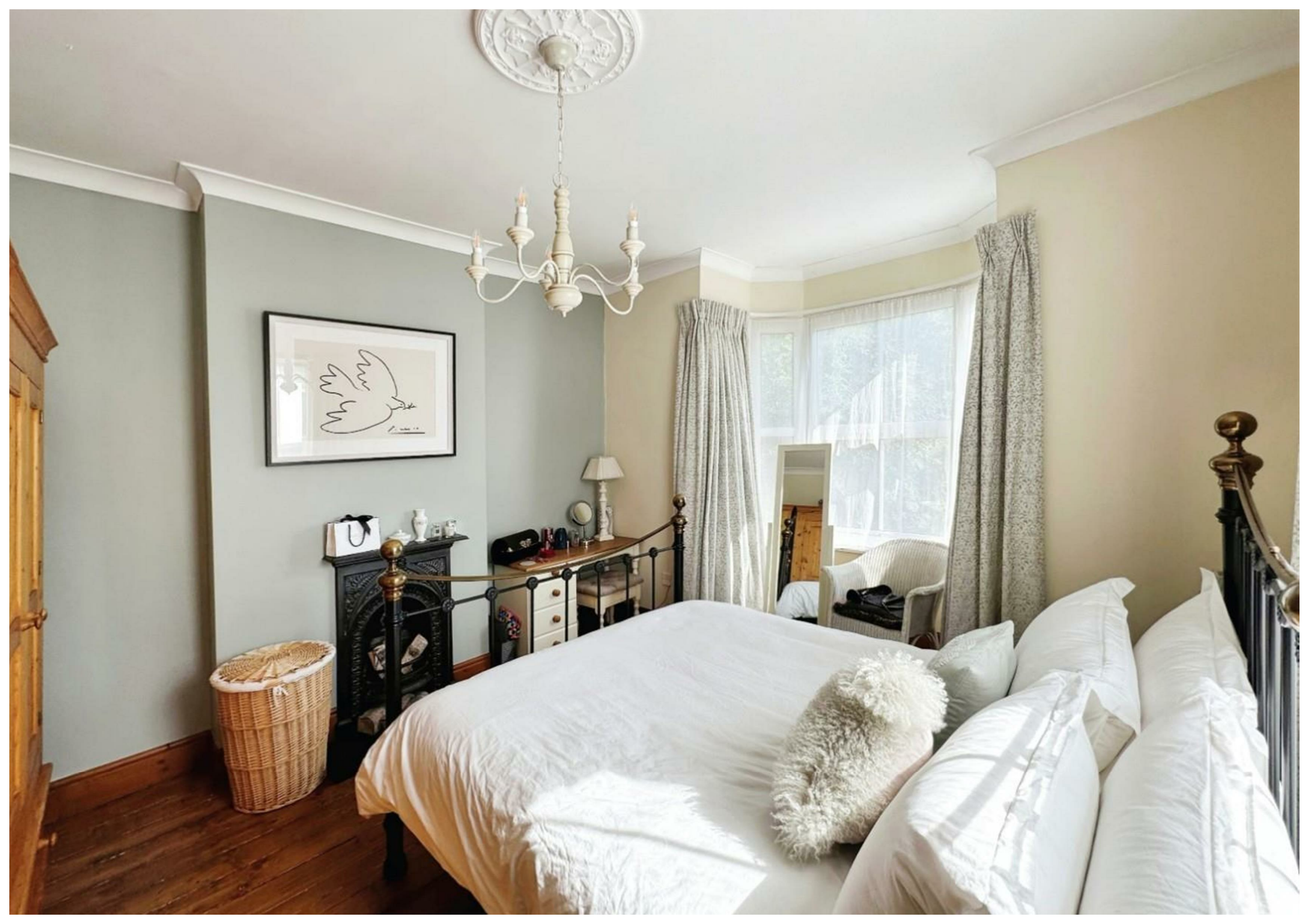
Accessed off the entrance hall and having stripped wooden flooring, neutral décor walls and ceiling, double glazed windows to side elevation both with shutters fitted, two gas central heating radiators, electric sockets, light point from ceiling rose and a brick fireplace with brick hearth with a wrought iron wood burner fitted. Wooden framed, glazed doors lead in to the breakfast kitchen.

Breakfast Kitchen

18'1" x 12'0"

The kitchen has two distinctive areas - one for entertaining/dining and the other for cooking. The cooking area has quarry tiled flooring, a part glazed wooden door giving access out in to the garden and a light point to ceiling. Fitted with a range of base and wall units with a white frontage and gun metal handle, granite effect melamine worksurface with matching splash back, light point over hob position and a black, Stoves range oven with electric ovens and a five ring gas hob.

The dining area has the original Victorian tiling to floor and a continuation of the neutral décor to walls and ceiling, original full height double doors to alcoves, double glazed window, over sink position, to rear elevation over looking the garden. Matching base and wall units, a white ceramic sink with matching drainer with a chrome, swan neck mixer tap. Gas central heating radiator, light point to ceiling and the stand out feature is the brick hearth and inglenook fireplace with a black wrought iron, wood burning stove.







The Property

Utility Room

14'9" x 5'11"

Accessed off the breakfast kitchen via an original wooden door and having slate effect tiled flooring, neutral décor to walls and ceiling, Having a slightly vaulted ceiling with light point fitted, double glazed window to side elevation and fitted with a range of base and wall units with a cream frontage and gun metal knobs and a granite effect melamine work surface, stainless steel sink with matching drainer with chrome hot and cold mixer tap, space and plumbing for washing machine, space and plumbing for dishwasher and space for tumble dryer, Worcester combi boiler, various electric sockets and fused switches and a gas central heating radiator.

Wooden door leads in to the down stairs WC.

Down Stairs WC

Having a continuation of flooring and décor, light point to ceiling, glazed obscure blocks to side elevation and an obscure glazed window to rear elevation, extractor to high level and fitted with a white low level WC, a modern basin with chrome hot and cold swan neck mixer tap and a gas central heating radiator.

From the entrance hall, carpeted stairs lead up to the first floor landing where there is a continuation of the carpet and neutral décor, light point and loft access to ceiling (loft being boarded and having a ladder fitted) double glazed window to front elevation with gas central heating radiator below, original wooden doors leading in to all rooms.

Bedroom One

12'2" x 12'2"

Having the original floorboards and a continuation of the neutral décor, double glazed window to front elevation and bay, double glazed window to side elevation, light point to ceiling from ceiling rose, gas central heating radiator, electric sockets and a feature place.

Bedroom Two

12'2" x 12'0" (in to alcove)

Being carpeted to floor and having a continuation of the neutral décor to walls and ceiling, double glazed window to front and side elevation, two gas central heating radiators, light point to ceiling and electric sockets.

Bedroom Three

12'0" x 11'11"

Being carpeted to floor and having a continuation of the neutral décor to walls and ceiling, double glazed window to rear elevation, gas central heating radiators, light point to ceiling, two double fitted wardrobes and electric sockets.

Shower Room

7'0" x 6'10"

Being tiled to floor and to ceiling height, obscure glazed window to side and rear elevation, light point to ceiling and fitted with a chrome heated towel rail, large walk in shower with chrome shower head, controls and additional waterfall shower head, pedestal wash hand basin with chrome hot and cold taps and a high level toilet.

Outside

To the rear of the property is a pretty, walled, courtyard style garden - a fabulous spot for outside entertaining. Benefitting from an outside tap, socket and a wooden pergola with lighting fitted and brick built flower beds. A full height wooden gate leads out to the walkway.

Located to the side of the property is a brick weave driveway for one vehicle.

Garage

19'8" x 11'0"

Having a cement flooring and roof and benefitting from an inspection chamber and a battery operated, remote controlled garage door.

Special Note

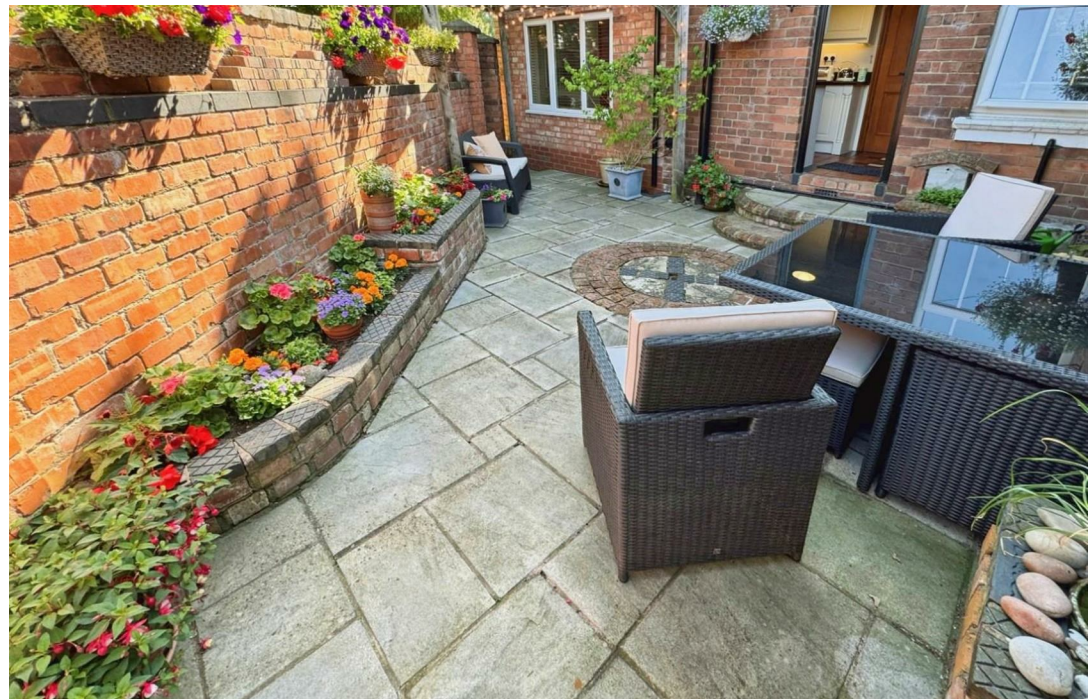
All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Hawkesford Estate Agents
1 The Hughes, 24 - 26 Swan Street, Warwick, CV34 4BJ
01926 411 480 warwick@hawkesford.co.uk

