

## CASTLE CLOSE, WARWICK CV34 4DB



On arguably one of the most popular streets in Warwick town centre, we are delighted to bring to the market this three bedroom detached home with garage and driveway.

In need of modernisation and offered with no upward chain.

- Fabulous Town Centre Location
  - Three Bedrooms
  - Open Plan Living Dining Room
- Breakfast Kitchen with Separate Utility Room
- Downstairs WC and First Floor Bathroom
  - No Upward Chain
- In Need of Modernisation
  - Driveway and Garage
  - Enclosed Rear Garden
    - EPC - D (68)

**3 BEDROOMS**

**PRICE GUIDE £525,000**

Nestled in the heart of the charming Castle Close in Warwick, this detached three-bedroom house offers a fantastic opportunity for those seeking a property with great potential. Boasting a prime town centre location, this home is perfect for those who enjoy the convenience of town living.

Upon entering, you are greeted by a spacious reception room that is perfect for entertaining guests or simply relaxing with your loved ones. With three bedrooms, there is ample space for a growing family or for those who require extra room for a home office or hobby space.

One of the standout features of this property is the garage and driveway, providing convenient off-street parking and storage options. Imagine coming home after a long day and being able to park right outside your own home without any hassle. There is also a pretty garden with the rear neighbour being Warwick Castle.

Although the property is in need of modernisation, this presents a wonderful opportunity for the new owners to put their own stamp on the house and create a space that truly reflects their style and preferences. With no upward chain, the process of making this house your home is made even smoother.

Don't miss out on the chance to own this delightful property in a sought-after location. Contact us today to arrange a viewing and start envisioning the endless possibilities that this house has to offer.

### **Entrance**

Entrance to the property is a white, obscure glazed, UPVC double glazed front door which opens in to the entrance vestibule. Being carpeted to floor and decorated to walls and ceiling, gas central heating radiator and having a light point to wall. White painted door which leads in to the down stairs WC.

### **Downstairs WC**

Having a continuation of carpet and décor, white UPVC, obscure, double glazed window to side elevation, light point to ceiling and fitted with a white low level toilet and a white basin with chrome hot and cold tap.

### **Living Dining Room 18'2" x 24'1" (max, I shaped room) (5.540m x 7.363m (max, I shaped room))**

Accessed off the entrance vestibule via a solid white painted door and being carpeted to floor with neutral décor to walls and ceiling. Large white UPVC double glazed window to front elevation and double, white UPVC double glazed sliding doors to rear elevation giving access out in to the garden and letting in a huge amount of natural light. Two gas central heating radiators, two light points to ceiling and a stone affect feature fireplace with electric fire fitted.

### **Kitchen 11'2" x 8'7" (3.408m x 2.641m)**

Being tiled to floor and being decorated to walls and ceiling, white UPVC double glazed window to rear elevation overlooking the garden, light point to ceiling. Fitted with a range of base and wall units with a cream frontage and a granite affect melamine work surface. Having space for fridge, space for double oven and having a stainless steel sink with matching drainer with chrome hot and cold tap. A slim line, larder style cupboard which provides extra storage.

### **Dining Area 7'6" x 5'8" (2.310m x 1.744m)**

Accessed via an open archway and having a continuation of the flooring and décor, white UPVC double glazed window to rear elevation and there is a light point to ceiling. Obscure glazed, wooden framed door which leads in to the utility room.

### **Utility Room 6'11" x 8'2" (2.115m x 2.497m)**

Continuation of the flooring and being decorated to walls and ceiling, Double glazed, white UPVC door with windows to either side to side elevation giving access out in to the garden. Space and plumbing for washing machine, light point to ceiling, gas central heating radiator, low level cupboards with a stainless steel sink with matching drainer fitted with chrome hot and cold taps.

From the living dining room a staircase leads up to the first floor landing, where there is a continuation of the carpet and décor, white UPVC, obscure glazed, double glazed window to side elevation, loft access to ceiling and white doors leading in to all rooms.

**Bedroom One 11'9" x 9'11" (3.593m x 3.024m)**

Carpeted to floor and decorated to walls and ceiling, white UPVC, double glazed window to front elevation, gas central heating radiator below, light point to ceiling and two double fitted wardrobes.

**Bedroom Two 10'11" x 10'3" (3.340m x 3.128m)**

Carpeted to floor and decorated to walls and ceiling, white UPVC, double glazed window to rear elevation, gas central heating radiator below and light point to ceiling.

**Bedroom Three 7'11" x 8'4" (2.416m x 2.559m)**

Carpeted to floor and decorated to walls and ceiling, white UPVC, double glazed window to front elevation, gas central heating radiator below, light point to ceiling and storage cupboard over bulk head position.

**Bathroom**

Having cushioned flooring and walls being tiled to half height around basin and toilet increasing to high level around bath and shower, obscure glazed, white UPVC, double glazed window to rear elevation, light point to ceiling and fitted with a white low level toilet, white pedestal wash hand basin with chrome hot and cold mixer tap, white bath with shower attachment, chrome heated towel rail and an additional heater to high level.

**Outside**

To the rear of the property is an enclosed rear garden. As you enter from the living dining room there is a paved patio, area of lawn and well stocked and mature beds. A paved path leads down the side of the property where there is a full height, wrought iron gate which takes you out on to the front where there is a fore garden with area of lawn and well stocked flower beds and a brick weave driveway.

The garage is accessed via an up and over garage door, has light and power with the gas and electrical meters being housed in here as well as the Worcester gas central heating combi boiler.

**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 E.

**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 Pauline Carrera-Silva 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.





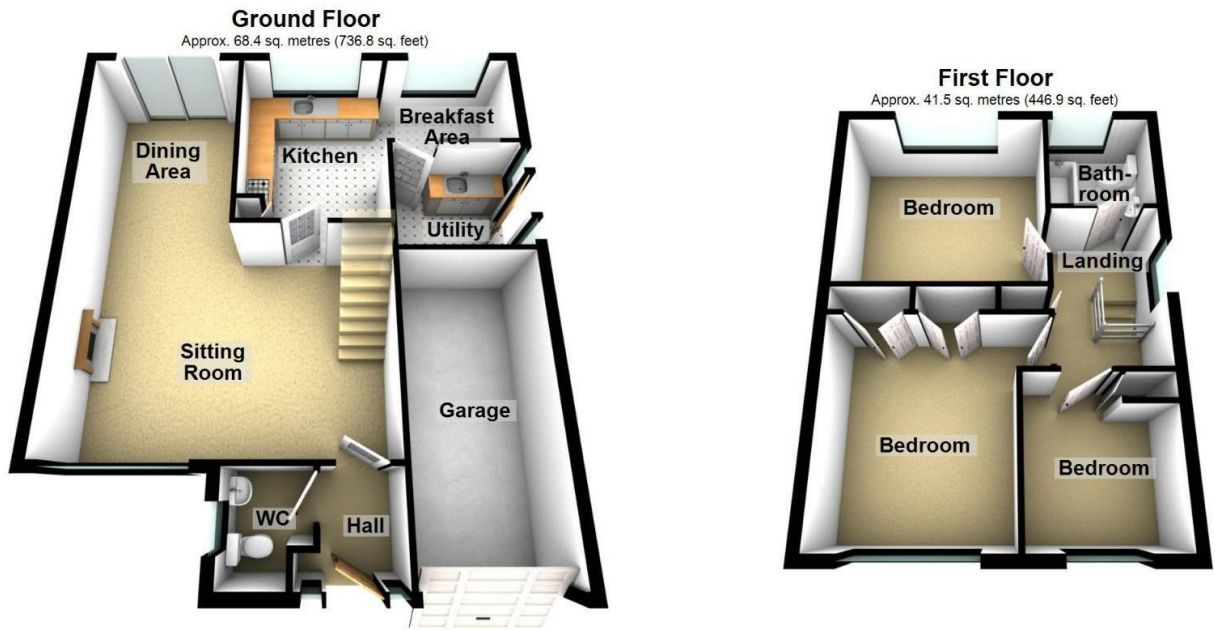












Total area: approx. 110.0 sq. metres (1183.6 sq. feet)

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>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(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	<b>68</b>	<b>83</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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