

## VINE LANE, WARWICK CV34 5BE



**An ideal project property to create a perfect family home. Three bedroom, semi detached home in a popular residential area.**

- In Need of Renovation
  - Three Bedrooms
- Two Reception Rooms
  - Garage to Rear
- Enclosed Rear Garden
  - Fore Garden
- Semi Detached Home
- Huge Amount of Potential
  - No Upward Chain
  - EPC - TBC

**3 BEDROOMS**

**OFFERS IN EXCESS OF £250,000**

Welcome to Vine Lane, Warwick - a charming semi-detached house with great potential! This property boasts 2 reception rooms, 3 bedrooms, and 1 bathroom, offering ample space for a comfortable living arrangement.

Although in need of renovation, this property presents a fantastic opportunity to create a bespoke living space tailored to your tastes and preferences. Imagine the possibilities of transforming this house into your dream home!

Conveniently located close to the train station, hospital, and town centre, this property offers easy access to essential amenities and transportation links.

Don't miss out on the chance to turn this diamond in the rough into a shining gem. Embrace the potential of this property and make it your own. Vine Lane could be the perfect place for you to call home.

### **Frontage**

At the front of the property there is a large fore garden with lawn area, turned over border, established bushes and a tree. This offers the opportunity to put in off road parking (subject to getting approval), with a concrete path that leads up to the front door, and continuing round the side of the property.

### **Entrance**

From the enclosed porch you have access into the generous entrance hall, which has a small under stair storage cupboard, a radiator and light point to ceiling.

### **Sitting Room 11'3" x 12'10" (3.436 x 3.926)**

maximum measurements

Having sliding glazed doors to enable you to open up, or close off the dining room, this light and airy space could become a lovely sitting room. With window to front elevation, light point to ceiling, a radiator and a gas fireplace.

### **Dining Room 8'8" x 10'8" (2.667 x 3.254)**

Conveniently located next to the kitchen and having sliding doors giving access out to the rear garden. Having light point to ceiling,

### **Kitchen 7'10" x 13'1" (2.407 x 3.994)**

maximum measurements

Completing the downstairs is the kitchen, which is ready for the new owner to renovate. Having a deep bay window to rear elevation, light point to ceiling, space and plumbing for a washing machine or dishwasher, partial glazed door gives access out to the side passage, an under stairs pantry cupboard, Worcester combi boiler is located in the kitchen and is approx 7 years old.

### **Landing**

Returning to the entrance hall, stairs to first floor landing, which has a window to side elevation, and a light point and access to loft void to ceiling.

### **Bedroom One 9'11" x 13'0" (3.036 x 3.970)**

Located at the front of the property and having window to front elevation, light point to ceiling, radiator and a built in triple wardrobe.

### **Bedroom Two 9'0" x 10'9" (2.759 x 3.278)**

The second of the double bedrooms is located at the rear of the property and have window to rear elevation, light point to ceiling, a radiator and a large built in bedroom furniture set that includes two wardrobes, drawer stack and vanity mirror.

**Bedroom Three 6'10" x 7'8" (2.103 x 2.342)**

Located at the front of the property and having window to front elevation, light point to ceiling and a radiator.

**Bathroom 5'6" x 7'8" (1.691 x 2.346)**

Having panelled bath, pedestal wash hand basin, low level flush wc, obscure glazed window to rear elevation, built in storage cupboard where the old hot water tank would have been housed, tiled walls, a radiator and light point to ceiling.

**Rear Garden**

Stepping out from the kitchen, and path leads round to the rear of the property where there is a paved patio area. The remaining garden is mainly laid to lawn with established shrubs and bushes. There is a path that leads down to the rear of the garden to a pedestrian gate, and from here you can access the garage.

**Garage 7'5" x 18'10" (2.269 x 5.758)**

approximate measurements

Accessed from the front via a metal up and over door.

**Council Tax**

We understand the property to be Band C

**Viewing**

Strictly by appointment through the Agents on 01926 411 480.

**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.

**Special Note**

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

**Services**

All mains services are believed to be connected.

**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) <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	

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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