

STAND STREET, WARWICK CV34 6HR



LATE GEORGIAN TWO BEDROOM END TERRACE TOWN HOUSE OFFERING CHARMING AND WELL PROPORTIONED CHARACTER ACCOMMODATION WITH GARDEN AND PARKING TO REAR. BEING CLOSE TO TOWN CENTRE AND OFFERED WITH NO UPWARD CHAIN.

- Characterful End Terrace House
 - Large Rear Garden
 - Two Double Bedrooms
 - Walking Distance to Town
- Secure Parking Space at Rear
 - No Upward Chain
 - Two Reception Rooms
 - Cellar
- Gas Central Heating and Fully Double Glazed
 - EPC - 63 (D)

2 BEDROOMS

PRICE GUIDE £320,000

Nestled in the charming area of Stand Street, Warwick, this delightful end-terrace Georgian house offers a perfect blend of period character and modern convenience. With two inviting reception rooms, this property provides ample space for both relaxation and entertaining. The well-proportioned layout is ideal for those seeking a comfortable home in a historic setting.

The house features two spacious bedrooms, each offering a peaceful retreat at the end of the day. The bathroom is thoughtfully designed, catering to the needs of modern living while maintaining the charm of the Georgian era.

One of the notable advantages of this property is the dedicated parking space for one vehicle, a rare find in such a desirable location. This feature adds to the convenience of living in Warwick, where local amenities, shops, and transport links are easily accessible.

This Georgian end-terrace house is not just a home; it is a lifestyle choice, offering a unique opportunity to reside in a property that reflects the rich history of the area while providing the comforts of contemporary living. Whether you are a first-time buyer or looking to downsize, this property is sure to impress with its character and practicality. Do not miss the chance to make this charming house your new home.

Entrance

The property is accessed via three steps leading up to the front door which open in to the entrance hall. Being carpeted to floor and having neutral decor to walls and ceiling, gas central heating radiator and light point to ceiling. Carpeted stairs lead up to the first floor landing and white painted doors lead in to both reception rooms.

Living Room 11'0" x 13'7" (3.36 x 4.15)

Having wooden flooring and a continuation of the neutral decor to walls and ceiling with one feature fireplace wall. White UPVC double glazed window to front elevation with gas central heating radiator below, light point to ceiling, various electric sockets and a TV point.

Dining Room 10'11" x 11'8" (3.34 x 3.58)

Accessed off the entrance hall and having carpet to floor with a continuation of the neutral decor to walls and ceiling with one feature fireplace wall. White UPVC double glazed, double, French doors to rear elevation giving access out in to the garden. Light point to ceiling, gas central heating radiator, various electric sockets and a phone point.

Kitchen 15'8" x 7'6" (4.80 x 2.29)

Accessed off the dining room and having quarry tiles to floor with a continuation of the neutral decor to walls and ceiling, white UPVC double glazed windows to side and rear elevation as well as a white UPVC, double glazed door to side elevation giving access out in to the garden.

The kitchen is fitted with a range of base and wall units with a wood frontage and a wooden butcher block work surface over, tiled splash back and appliances of a single electric oven, four ring gas hob with extractor over, Valiant gas central heating combi boiler and a stainless steel one and a half bowl sink with matching drainer with chrome hot and cold mixer tap, various electric sockets and a gas central heating radiator. A white painted door leads down in to the cellar.

Cellar

Having a painted floor and walls with the benefit of light and power and houses the gas and electric meters

From the entrance hall carpeted stairs lead up to the first floor landing where there is a continuation of the carpet and decor. White UPVC double glazed window to side elevation, light points and loft access to ceiling and painted doors lead in to all rooms.

Master Bedroom 14'5" x 13'4" (4.41 x 4.08)

Having wooden flooring and a continuation of the neutral decor to walls and ceiling. White UPVC double glazed window to front elevation with gas central heating radiator below, light point to ceiling, various electric sockets, TV extension cable and an original, feature fireplace.

Bedroom Two 9'1" x 11'10" (2.77 x 3.63)

Having wooden flooring and a continuation of the neutral decor to walls and ceiling. White UPVC double glazed window to rear elevation with gas central heating radiator below, light point to ceiling, various electric sockets and an original, feature fireplace with tiled hearth.

Family Bathroom 11'5" x 7'6" (3.50 x 2.29)

Being tiled to floor and to ceiling height around the toilet and bath, reducing to half height around both basins, obscure glazed, white UPVC, double glazed windows to side and rear elevations, light points to ceiling, gas central heating radiator, extractor to high level, large frameless mirror and shaver point. The bathroom is fitted with a white low level toilet, a white bath with chrome hot and cold mixer tap with shower over, two pedestal wash hand basins with chrome hot and cold taps. Utility cupboard which has space and plumbing for the washing machine and also provides a good amount of storage.

Outside

To the rear of the property is a large, enclosed garden to the majority laid to lawn with a decked area closest to the house. At the rear are double wooden gates to allow for vehicular access and an area of hard standing for parking of one car.

Tax Band

The Council Tax Band is C

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.

Viewing

Strictly by appointment through the Agents on 01926 411 480.

Special Note

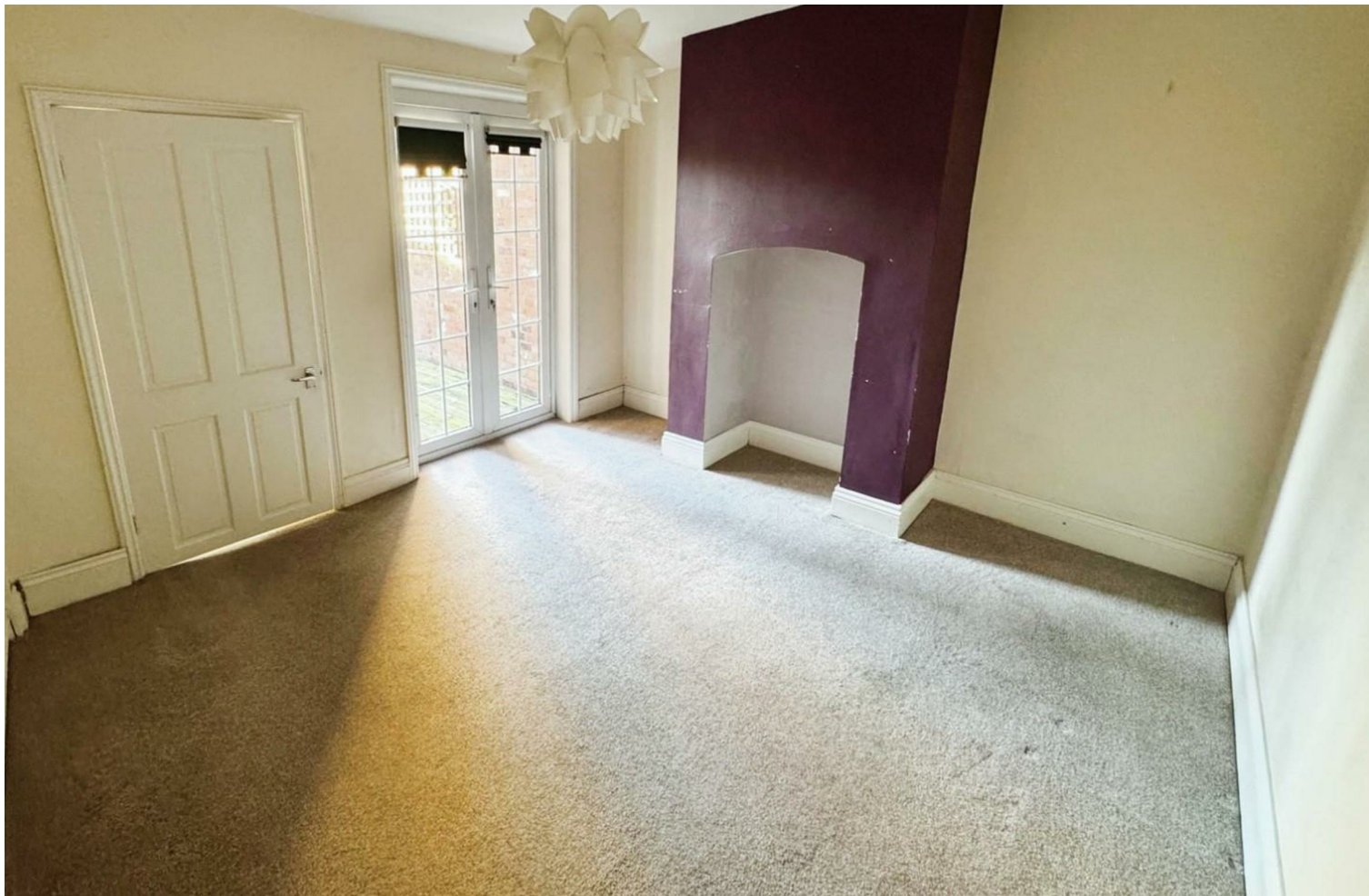
All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

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

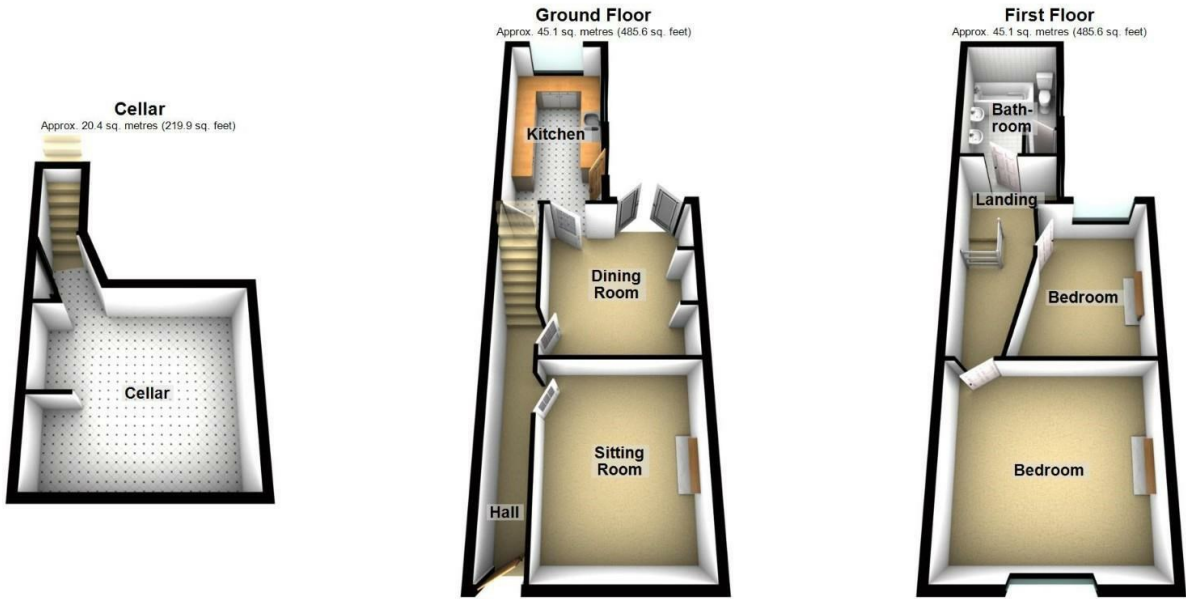
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Total area: approx. 110.7 sq. metres (1191.1 sq. feet)

