

## OKEN COURT, WARWICK CV34 4DF



**YOU CANT GET MUCH MORE TOWN CENTRE THAN THIS THREE BEDROOM, END TERRACE HOUSE WITH REAR GARDEN AND GARAGE. HAVING BEEN RECENTLY UPDATED BY THE CURRENT OWNER, THIS WOULD MAKE A FABULOUS PURCHASE FOR A FIRST TIME BUYER OR SOMEONE LOOKING TO DOWNSIZE.**

- Town Centre Location
- Newly Fitted Kitchen
- Updated Electrics, Decor and Heating System
  - Open Plan, Split Level, Living Dining Room
- Down Stairs WC and First Floor, Four Piece Bathroom
  - Two Double Bedrooms and One Single Bedroom
    - Pretty Rear Garden with Pond
    - Garage En-Bloc
    - EPC -

**3 BEDROOMS**

**PRICE GUIDE £390,000**

One of the standout features of this home is the recently improved kitchen, which has been thoughtfully updated to meet modern standards. Alongside the new electrics and boiler, these enhancements ensure a hassle-free living experience. The bathroom is also well-appointed, catering to the needs of the household.

Outside, the pretty rear garden offers a tranquil retreat, perfect for enjoying sunny afternoons or hosting barbecues with friends and family. Additionally, the property benefits from a garage en bloc, providing secure parking and extra storage space.

Situated conveniently in the heart of town, residents will find themselves just a stone's throw away from local amenities, shops, and transport links, making daily life both convenient and enjoyable. This property is a wonderful blend of comfort, style, and practicality, making it an ideal choice for those looking to settle in the historic town of Warwick.

### **Entrance**

Entrance to the property is via a composite front door which leads in to the enclosed porch. Tiled to floor, neutral decor walls and ceiling, light point to ceiling, recently fitted fuse box to high level, double louvered doors give access in to the under stairs storage. A white painted door leads in to the entrance hall, having oak flooring and a continuation of the neutral decor to walls and ceiling, gas central heating radiator, light point to ceiling, carpeted stairs lead up to the first floor landing and a white painted door gives additional access in to the understairs storage cupboard.

### **Fitted Kitchen 7'3" x 10'7" (2.220m x 3.249m)**

Tiled to floor with a continuation of the neutral decor, window to front elevation, LED spotlights to ceiling and there is a gas central heating radiator. The kitchen is fitted with a range of base and wall units in a handleless design in a dark green colour. Solid wood, butcher block work surface, fitted with a double electric oven, a five ring gas hob with extractor over and a glass splash back, space for washing machine, space for full height fridge freezer, built in slim line dishwasher and a white ceramic sink with matching drainer with chrome hot and cold mixer tap, tiled splash back and a hatch which opens in to the dining area.

### **Down Stairs WC**

Accessed off the entrance hall and having tiles to floor and a continuation of the neutral decor, light point to ceiling, fitted with a white low level WC and a white basin with chrome hot and cold mixer tap with double cupboard below.

### **Living Dining Room**

Accessed off the entrance hall via an obscure glazed, wooden framed door with matching panel to side and having a continuation of the oak flooring from the entrance hall as well as the neutral decor to walls and ceiling.

### **Dining Area 12'0" x 7'3" (3.664m x 2.213m)**

Accessed via an open archway with a continuation of flooring and decor, window to rear elevation, gas central heating radiator, light point to ceiling and white painted wooden balustrade to the living area.

### **Living Area 11'0" x 15'3" (3.367m x 4.671m)**

Accessed via two steps down and having a continuation of flooring and decor, two windows to rear elevation and door to side elevation giving access in to the sun room, gas central heating radiator, light point to ceiling, two light points to wall and an electric fire.

### **Sun Room**

Wood effect cushioned flooring, glazed roof and a sliding door giving access out in to the garden.

From the entrance hall carpeted stairs lead up to the half landing where there are two windows to high level to front elevation, the carpet and stairs then continue up to the first floor landing where there is a continuation of the carpet and decor, light point and loft access to ceiling and a gas central heating radiator. Double doors house the airing cupboard with the Valiant gas central heating boiler is housed.

**Bedroom One 11'0" x 11'0" (3.376m x 3.353m)**

Having a continuation of the carpet and decor, two Velux windows, gas central heating radiator, light point to ceiling and a double fitted wardrobe.

**Bedroom Two 12'0" x 7'9" (3.666m x 2.381m)**

Having a continuation of the carpet and decor, Velux window, gas central heating radiator and light point to ceiling.

**Bedroom Three 7'5" x 4'9" (2.276m x 1.471m)**

Having a continuation of the carpet and decor, window to front elevation, gas central heating radiator and a light point to ceiling,

**Bathroom**

A four piece fitted suite with a waterproof cushioned floor, continuation of neutral decor, obscure glazed window to front elevation, LED spotlights to ceiling. White low level WC, white basin with double cupboard below and shaver point, white bath, large walk in shower, chrome heated towel rail and a gas central heating radiator.

**Rear Garden**

Being hard landscaped with well stocked and mature beds and a pond. Accessed from the garden is an additional sun room with a number of double glazed panels, opening windows and an electric socket. Pathway down the side of the property gives access out to the front. Full height gate to the rear of the garden opens to a shared pathway leading to the garage.

The garage is located en-bloc. Where there is also a parking area on a first come first serve basis.

**Services**

All mains services are believed to be connected.

**Council Tax**

We understand the property to be Band D.

**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.

**Photographs**

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

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