



Cocksparrow Street, Warwick

*Distinctive
Collection*





Cocksparrow

Warwick, CV34 4ED

Price guide €480,000

Nestled in the heart of Warwick on the charming Cocksparrow Street, this delightful terraced house offers a perfect blend of comfort and convenience. With its enviable location, residents can enjoy stunning views over the racecourse, making it an ideal spot for those who appreciate both scenic beauty and vibrant community life.

The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining guests. The modern fitted kitchen is a highlight, designed to meet the needs of contemporary living while ensuring functionality and style. With three generously sized double bedrooms, this home is perfect for families or those seeking extra space for guests or a home office.

The bathroom is well-appointed, catering to the needs of the household with ease. Additionally, the property benefits from a garage and parking, a rare find in such a central location, ensuring that you have convenient access to your vehicle.

Living in this terraced house means you are just a stone's throw away from the town centre, where you can explore a variety of shops, cafes, and local amenities. This property is not just a house; it is a wonderful opportunity to embrace a lifestyle filled with comfort, convenience, and captivating views. Whether you are looking to settle down or invest, this home on Cocksparrow Street is sure to impress.





- Fabulous Town Centre Location
- Three Double Bedrooms
- Modern Fitted Kitchen
- Living Room
- Dining Room
- Down Stairs WC
- Modern Family Bathroom
- Attractive Front and Rear Gardens
- Garage and Parking
- EPC - C





The Property

Entrance

Entrance to the property is via a white UPVC double glazed front door which leads in to a tiled porch, having double glazed panels and opening windows, light point to ceiling, gas and electric meters and an obscure glazed, double glazed door which leads in to the entrance hall.

Entrance Hall

Carpeted to floor, light point to ceiling, gas central heating radiator, white painted doors leads in to all rooms including a large under stairs storage cupboard. Carpeted stairs leads up to the first floor landing.

Down Stairs WC

1.679m x 1.675m (5'6" x 5'5")

Tiled to floor and to half height to wall, obscure glazed double glazed window to front elevation, light point to ceiling. Fitted with a gas central heating radiator, low level WC, white basin with chrome hot and cold mixer tap, double cupboard below with further storage above, space and plumbing for washing machine.

Fitted Kitchen

3.841m x 2.999m (12'7" x 9'10")

Tiled to floor, white UPVC, double glazed window to front elevation, two light points to ceiling, gas central heating radiator. The kitchen is fitted with a range of base and wall units with a handleless design in a light grey colour, marble effect work surface and a glass splash back. Integrated appliances of a four ring gas hob with extractor above, slim line dishwasher, double electric oven, stainless steel sink with matching drainer with chrome hot and cold mixer tap, space for fridge freezer and space for tumble dryer. Hatch to dining room.

Dining Room

3.023m x 3.917m (9'11" x 12'10")

Carpeted to floor, white UPVC double glazed window to rear elevation taking advantage of the fabulous views over the racecourse, large gas central heating radiator below, light point to ceiling. Double, wooden framed sliding doors which lead in to the living room.

Living Room

4.272m x 3.540m (14'0" x 11'7")

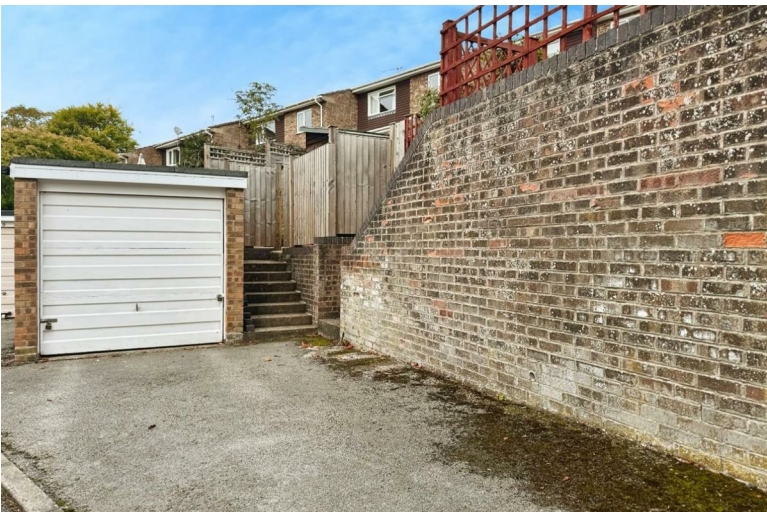
Being also accessible from the entrance hall and having a continuation of the carpet to floor, large white UPVC double glazed panel and opening windows to rear elevation also benefitting from the attractive views. UPVC, obscure glazed door to side elevation giving access out in to the garden. Large gas central heating radiator and there is a light point to ceiling.

From the entrance hall carpeted stairs lead up to the first floor landing. Airing cupboard which is also accessible from the bathroom. Additional cupboard over the bulk head position with light point and access to the loft (the loft is partially boarded with a light point)

Bedroom One

3.910m x 3.036m (12'9" x 9'11")

Wood effect flooring, white UPVC double glazed window to rear elevation benefitting from the racecourse views, large gas central heating radiator below, light point to ceiling, two double fitted wardrobes with blanket storage over and there is a vanity unit with a four drawer pack.



Bedroom Two

3.542m x 2.978m (11'7" x 9'9")

Carpeted to floor, white UPVC double glazed window to rear elevation with race course views, large gas central heating radiator below, light point to ceiling, one large double fitted wardrobe with blanket storage over, two single wardrobes with blanket storage over bed position.

Bedroom Three

2.619m x 3.014m (8'7" x 9'10")

Wood effect flooring, white UPVC double glazed window to front elevation, large gas central heating radiator below and light point to ceiling.

Family Bathroom

Waterproof cushioned flooring, walls are tiled to full height with a mosaic border tile, white UPVC double glazed, obscure glazed window to front elevation, light point and extractor to ceiling, gas central heating radiator. The bathroom is fitted with a modern white suite of low level WC, vanity basin with large drawer below and a chrome hot and cold mixer tap, white bath with chrome hot and cold mixer tap, chrome handle bar shower controls and attachments.

Low level cupboard providing additional storage and housing the Worcester Combi Boiler.

Outside

Accessed via steps down from the living room is the West facing rear garden with two areas of lawn and well stocked and mature beds. A paved pathways leads to the end of the garden where there is an area of hard standing and a wooden shed. A full height, lockable gate at the end of the garden leads to the steps to the garage.

To the front of the property is a well stocked and maintained fore garden.

Garage

(circa) 5.120m x 2.390m ((circa) 16'9" x 7'10")

Located at the rear of the property is a single garage with light and power and accessed via an up and over garage door. There is parking to the front of the garage

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 D.

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.

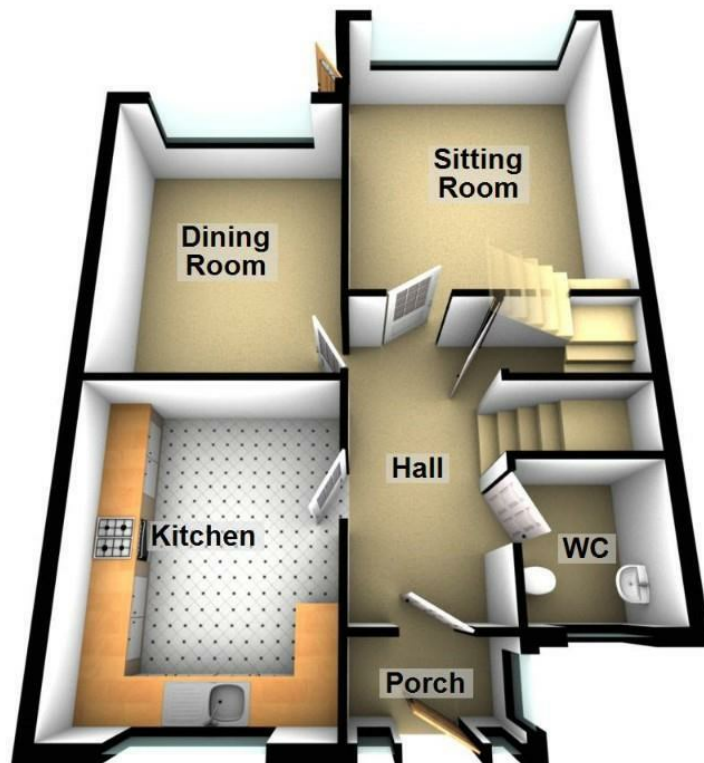
Photographs

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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Ground Floor



First Floor



Total area: approx. 104.4 sq. metres (1123.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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