HAWKESFORD

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Residential
New Homes
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Commercial

WEST STREET, WARWICK CV34 6AW

Three double bedroom townhouse located close to Warwick town centre, with exposed flagstone floors, and beams.

- No Chain
- Open Plan Living,Dining with Woodburner and Kitchen
- Utility Area with Downstairs WC
- Basement
- Three Double Bedrooms
- Four Piece Family Bathroom
- Outside Space
- Character Three Storey Home
- Town Centre Location
- Energy Efficiency Rating D

3 BEDROOMS

PRICE GUIDE £300,000

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Located in the charming town of Warwick, this delightful townhouse on West Street offers a perfect blend of modern living and traditional character. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space for guests or a home office.

As you enter the home, you are greeted by a warm and inviting atmosphere, enhanced by tasteful decor and natural light that floods through the windows. The spacious living areas provide ample room for relaxation and entertaining, the woodburning stove makes this a cosy space on a winters evening. The ground floor has just been re-decorated.

The kitchen is designed with functionality in mind, offering a practical layout that makes cooking a pleasure. It is well-equipped and provides a lovely space for casual dining. The adjoining dining area is perfect for hosting dinner parties or enjoying family meals.

Upstairs, the three bedrooms are generously sized, each offering a peaceful retreat at the end of the day. The master bedroom boasts ample storage and a serene ambiance, while the additional bedrooms are versatile and can be tailored to suit your needs.

The property is conveniently located, with local amenities, shops, and schools just a short stroll away. Warwick's rich history and vibrant community make it an attractive place to live, with beautiful parks and cultural attractions nearby.

This townhouse on West Street is not just a house; it is a home waiting to be filled with love and laughter. Whether you are looking to settle down or invest in a property with great potential, this charming residence is sure to impress. Do not miss the opportunity to make it your own.

Living Room/Kitchen 22'11" x 12'2" (6.98 x 3.70)
As you step into the main living space there is an area of coir matting and a section of inlay carpet, exposed beams, Heta woodburner set on a slate hearth, two light points to ceiling, exposed flagstone and brick flooring, window to front elevation, open space saving staircase lead down to the basement.

In the kitchen area the is another lightpoint to ceiling, with built-in slimline dishwasher, drawer stack, built AEG oven and free standing fridge freezer. Bosch induction hob and a circular stainless steel sink with mixer taps both inset into a Corian work surface with tiled splashback. Sash window overlooking the rear outside area.

The ground floor has just been redecorated.

Utility Area 4'8" x 3'11" (1.42 x 1.20)
Having a built in unit matching that of the kitchen. Light point and access to loft void to ceiling. Freestanding washing machine, tiled floor and an original solid door gives access to the outside space.

Guest WC
Off the utility room is the guest wc, having light point to ceiling, wall mounted combination Worcester boiler, low level flush wc and tiled floor.

From the Living room space saver steps lead down to..

Basement 11'8" x 10'1" (3.55 x 3.08)
Having two wall mounted light points., carpet to floor, open shelving and built-in storage cupboard.

From the kitchen area steps lead up to the first floor landing...

Bedroom One 12'1" x 11'10" (3.694 x 3.624)
maximum measurement
Located at the front of the property, the first of the three double bedroom has window with secondary glazing to front elevation, light point and exposed beam to ceiling, carpet to floor, single panelled radiator and a wardrobe set into one of the recesses.

Bathroom 5'5" x 10'5" (1.652 x 3.181)
This good size four piece bathroom has a pedestal wash hand basin, low level flush wc, modern freestanding roll top bath with hand held shower attachment, walk in corner shower cubicle, light point and exposed beam to ceiling, obscure double glazed window to rear elevation, single panel radiator and vinyl flooring

From the gallery landing further steps lead up to the second floor

Bedroom Two 12'5" x 11'9" (3.787 x 3.583)
maximum measurements
Another generous size double bedroom located at the front of the property, having light point to ceiling, secondary glazed sash window to front elevation, single panel radiator and carpet to floor.

Bedroom Three 10'6" x 9'5" (3.219 x 2.872)
maximum measurements
The last of the three bedroom is the smallest of the bedrooms, but still provides ample space for a double bed. Having light point to ceiling, double glazed window to rear elevation, single panel radiator and carpet to floor.

Outside
A small paved courtyard area provides the perfect spot for a bistro set and is accessed from the utility area.

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 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.

Please note that the furnished photos are created using AI, the property is currently empty.

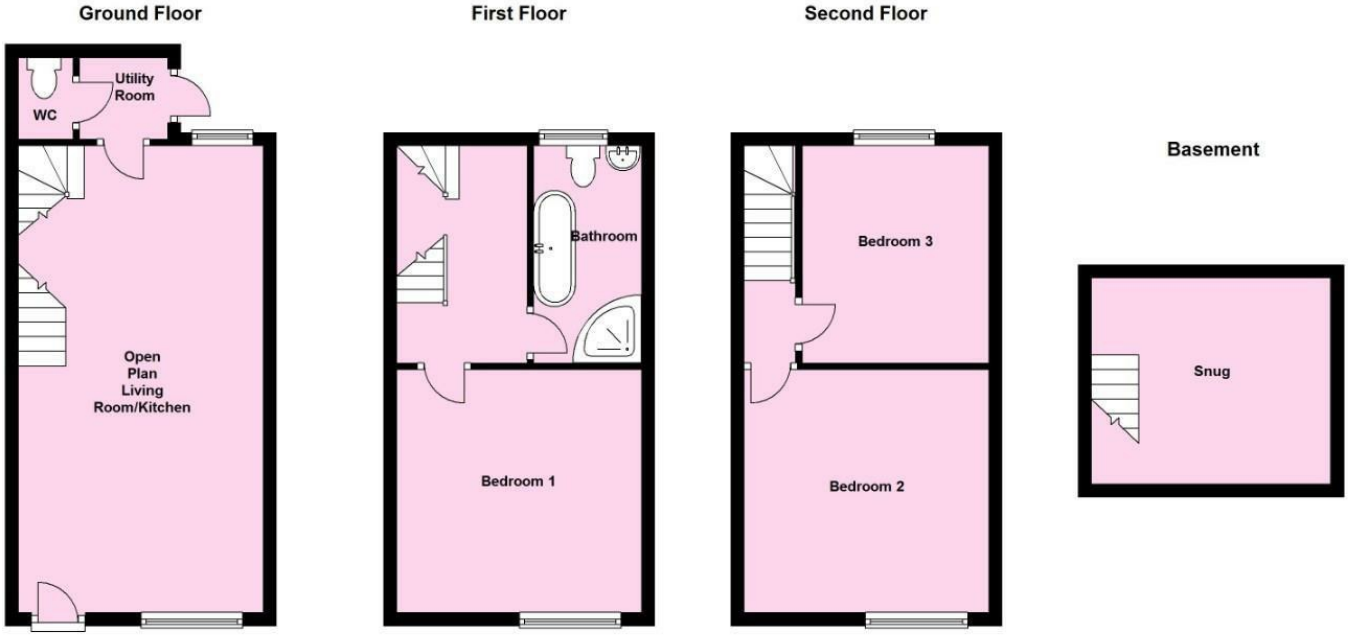
Disclaimer

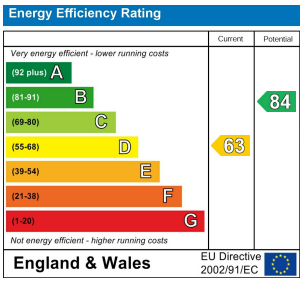
Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute and part of an offer or contract. The seller does not take make or give, nor do we, or our employees, have authority to make or give, any representation 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.

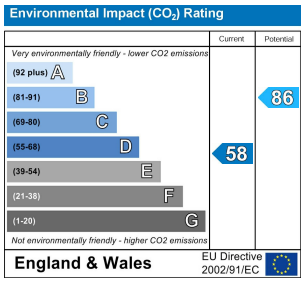
Survey Department

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.

BOSCH


Ground Floor
Utility Room
WC
Open Plan Living Room/Kitchen
First Floor
Bathroom
Bedroom 1
Second Floor
Bedroom 3
Bedroom 2
Basement
Snug


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
63
84
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
58
86
England & Wales
EU Directive 2002/91/EC