



Connells

West Street
Warwick



Property Description

A charming and beautifully preserved Grade II listed four-bedroom cottage, ideally located in the highly sought-after heart of Warwick town centre. This unique and characterful home offers a rare opportunity to acquire not only a stunning period home, but also an accompanying commercial unit with exceptional potential.

The property is arranged over two floors and provides generous and versatile living accommodation, comprising four well-proportioned bedrooms, an inviting lounge, a separate dining room, and an updated kitchen. Throughout the home, an abundance of original features can be admired, including exposed wooden beams and historic detailing.

The property benefits from a delightful rear courtyard, offering a private and versatile outdoor space ideal for entertaining. Several useful outbuildings are included, two of which benefit from restroom facilities, further enhancing the flexibility of this unique space.

The commercial element presents an exciting opportunity, formerly operating as a fish and chip shop and now offered as a blank canvas. The unit comprises a large main shop area, a separate room previously used as the kitchen, and additional loft storage.

Combining character and outstanding potential in a prime central location, this exceptional property represents a rare and exciting opportunity for homeowners and investors alike.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method

requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

The Location

West Street is ideally located within the historic Warwick town centre and its famous Warwick Castle. Warwick is a market town which offers a great selection of High Street &

independent shops as well as a wide range of restaurants, bars and coffee shops. Warwick is a lively town which hosts an annual food and drink festival, weekend markets and other local events.

The location is perfect for travel links as it is an 18 minute walk to Warwick train station and a short drive to the M40, A46 and Warwick Parkway Station.

Cloakroom

Wash hand basin and WC.

Lounge

13' 6" x 7' 6" (4.11m x 2.29m)

Window and door to front, cupboard housing electrics and gas meters.

Dining Room

11' 1" x 10' 8" (3.38m x 3.25m)

Window and door to side, and cupboard.

Kitchen

12' 6" x 10' 4" (3.81m x 3.15m)

Fitted with a range of wall and base units with work surface over, oven, hob and extractor. Stainless steel sink and drainer, tiled to splashback. Space for white goods.

Landing

Hallway with window to rear. Feature beams and shelves.

Bedroom One

14' 5" x 14' 5" (4.39m x 4.39m)

Window to front and feature beams.

Ensuite

Open plan to bedroom one; shower unit and hand wash basin.

Bedroom Two

15' 10" x 14' 5" (4.83m x 4.39m)

Window to side and storage cupboard.

Bedroom Three

12' 3" x 10' 9" (3.73m x 3.28m)

Window to side.

Bedroom Four

8' 5" x 8' 7" (2.57m x 2.62m)

Window to front, fitted wardrobes, loft hatch and feature beams.

Bathroom

Window to side, wash hand basin, WC and paneled shower.

Commercial

Living Room / Shop Front

40' x 14' 2" (12.19m x 4.32m)

Window to front, window to side. Feature beams. Previous space used as a shop.

Kitchen / Shop Kitchen

11' 9" x 9' 7" (3.58m x 2.92m)

Window and door to side. Uses previously as a kitchen. Now a empty space.

Store Room 1

11' 1" x 10' 9" (3.38m x 3.28m)

Low level window to side. Loft.

Store Room 2

13' 2" x 7' (4.01m x 2.13m)

Window to side, hanging rails with shelving and loft hatch.

Courtyard Garden

Low maintenance courtyard garden.

Parking

On street parking.

Outbuilding

9' 11" x 9' 7" (3.02m x 2.92m)

Outbuilding used as a storage space.

Outside Room

11' 10" x 10' 4" (3.61m x 3.15m)

Old storage potato room with tap and running water.

Outside Special Features

Two outdoor WC and wash hand basin.

Vendors Notes

Grade II listed.

All original wood flooring.

Two cottages that bridge over to one space. Was originally a Fish and Chip shop.









Total floor area 207.9 m² (2,238 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01926 403308

E warwick@connells.co.uk

14 High Street
WARWICK CV34 4AP

EPC Rating: D Council Tax
Band: Deleted

Tenure: Freehold

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