

CHARLES STREET, WARWICK CV34 5LQ



THREE BEDROOM FAMILY FRIENDLY SEMI DETACHED HOME, LOCATED CLOSE TO LOCAL AMENITIES AND SCHOOLS BEING SOLD WITH NO CHAIN.

- **Three bedroom semi-detached family home**
 - **Open plan living space downstairs**
 - **Large enclosed rear garden**
 - **Driveway parking for several cars**
 - **Close to local amenities**
 - **Walking distance to schools**
 - **In need of full renovation**
 - **No Chain**
 - **EPD - D**

3 BEDROOMS

£360,000

Nestled on the charming Charles Street in Warwick, this semi-detached house presents a remarkable opportunity for those seeking a project with immense potential. Boasting three bedrooms, including two double rooms and a single bedroom, this property is ideal for those looking to create a comfortable family home.

The house is set on a generous plot, featuring a large driveway that provides ample parking for multiple vehicles, as well as a substantial garden that offers a blank canvas for gardening enthusiasts or outdoor gatherings.

While the property is in need of full renovation, it is brimming with possibilities for transformation. With a little imagination and effort, this house can be turned into a stunning family home tailored to your personal taste. The location in Warwick is highly desirable, known for its rich history and vibrant community, making it an excellent choice for those looking to settle in a picturesque area.

This semi-detached house on Charles Street is not just a property; it is an opportunity to create a home that reflects your style and vision. If you are ready to embark on a renovation journey, this could be the perfect place for you.

Front

At the front of the property there is a large gated brickweave driveway allowing space for several cars to park. Double gates to the side of the house that allows access to the back garden, and there are mature shrubs and tree on the side boundary. Ramp leads up to the front door.

Entrance

Partially obscure front door gives access into the house. With obscure glazed window to front elevation, carpet and coir matting to floor, light point to ceiling, carpeted stairs to first floor landing and a radiator.

Living/dining/kitchen 25'4" x 17'9" (7.741 x 5.421)

maximum measurements including bay.

Being open to one another creates a lovely light and airy feeling space. Having a bay window to front elevation, exposed floorboards throughout, recessed spotlights to ceiling, double patio doors with glazed panels either side give access out to the rear garden, open fireplace and second decorative fireplace in the sitting area and two radiators. There is also access to an understairs storage cupboard that is currently used as a pantry.

In the kitchen there are a number of wall and base units, open shelving, integrated appliances include Zanussi dishwasher and washing machine, undercounter fridge and freezer, Beko electric fan oven with four ring hob set into work surface, glass backsplash and a stainless steel extractor hood above. Single bowl stainless steel sink set into work surface, window to rear elevation, recessed spotlights to ceiling, the combi-boiler is also located in here and was installed at the end of 2023.

First floor landing

Carpeted stairs lead up to first floor landing, having obscure glazed window to side elevation, light to and access to loft void to ceiling. The loft has a ladder and is boarded.

Bedroom One 12'9" x 10'5" (3.889 x 3.176)

maximum measurements

Located at the rear of the property and having light point to ceiling, carpet to floor, a radiator, built in triple wardrobe and window to rear elevation.

Bedroom Two 10'0" x 13'6" (3.058 x 4.130)

maximum measurements including bay.

Located at the front of the property and having light point to ceiling, carpet to floor, a radiator, built in triple wardrobe and bay window to front elevation.

Bedroom Three 7'0" x 6'11" (2.154 x 2.116)

Located at the rear of the property and having light point to ceiling, carpet to floor, a radiator and window to rear elevation.

Bathroom 5'7" x 7'9" (1.725 x 2.367)

Having panelled bath with shower over, vanity wash hand basin, low level flush wc, obscure glazed window to front elevation, chrome heated towel rail, wall hung mirror fronted cabinet, open shelving and tiled floor.

Rear Garden

The majority of the rear garden is laid to lawn with an array of mature shrubs, bushes and trees, however there is a large raised patio area at the top of the garden. This offers a plenty of space for outside entertaining as well as having a large summer house which benefits from having power and light. The summer house is approximately 8ft x 16ft.

Close to the house there is an area laid with pea shingle as well as an area to the side of the house which has a concrete base. Double gates at the front and rear of the garden allow easy access for working in the garden or on the house.

Council Tax

We understand the property to be Band C

Viewing

Strictly by appointment through the Agents on 01926 411 480.

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.

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.

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.

Disclaimer

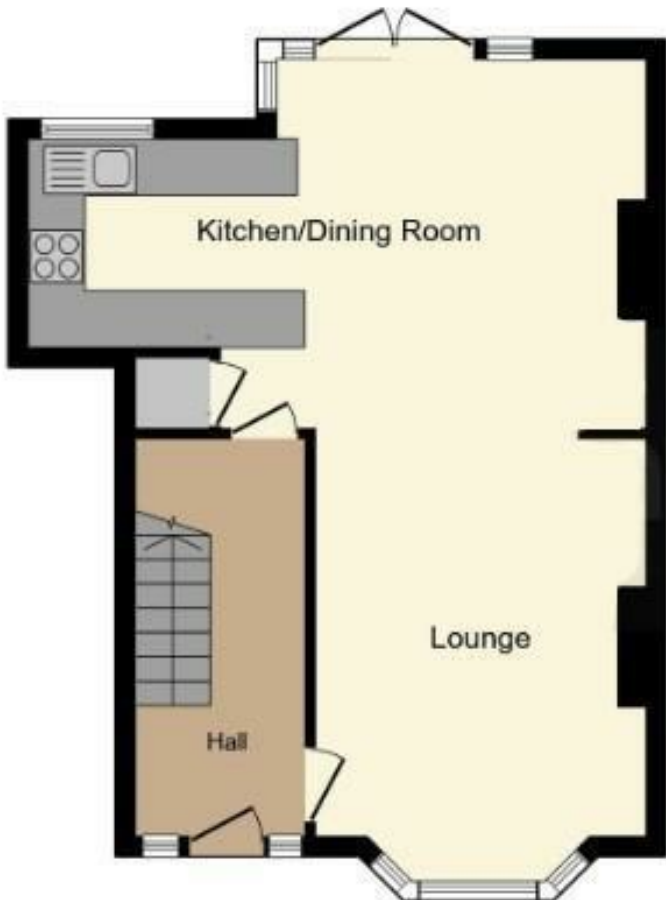
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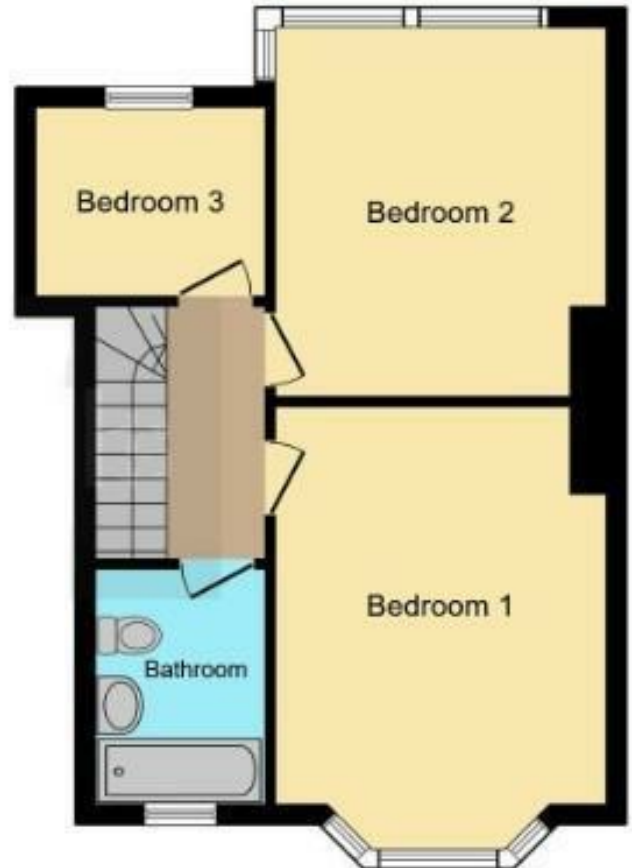








Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		59	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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