



Broad Street | Warwick | CV34 4LT

Guide price £290,000



## Broad Street | Warwick | CV34 4LT

We are delighted to bring this gorgeous mid terrace home on Broad Street, Warwick to the market. Offering a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a cosy home in a vibrant community.

The house boasts a welcoming atmosphere, with ample natural light flowing through its thoughtfully designed spaces. The living areas are perfect for relaxation and entertaining, while the bedrooms provide a peaceful retreat at the end of the day. The layout is both functional and inviting, making it easy to envision your life here.

Situated in the heart of Warwick, residents will enjoy easy access to a variety of local amenities, including shops, cafes, and parks. The area is rich in history and culture, with the stunning Warwick Castle and other attractions just a stone's throw away. Excellent transport links ensure that commuting to nearby towns and cities is both straightforward and efficient by road or rail.

This property is also in the catchment area for Coten End primary school which is an Outstanding Ofsted rated school.

This property presents a wonderful opportunity to embrace the charm of Warwick living. Whether you are looking to invest in your first home or seeking a rental property in a desirable location, this mid-terrace house on Broad Street is not to be missed. Come and experience the warmth and character of this lovely home for yourself.

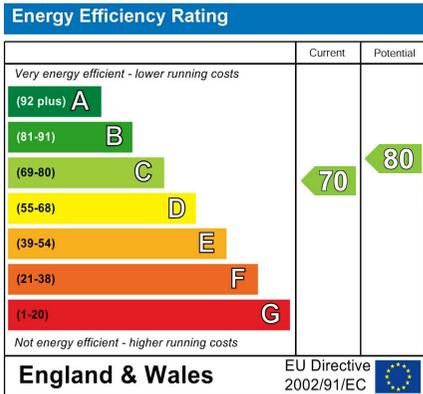


- Beautifully Presented
- Perfect Location for Warwick and Leamington Town Centres
- Coten End School Catchment Area
- Two Double Bedroom Terraced Home
- Modern Fitted Kitchen
- Bathroom
- Walking Distance Warwick Train Station and Hospital
- Enclosed Rear Garden
- Cellar
- EPC - C





Total area: approx. 70.6 sq. metres (759.7 sq. feet)



1 The Hughes, 24 - 26 Swan Street, Warwick, CV34 4BJ  
 warwick@hawkesford.co.uk

01926 411 480 www.hawkesford.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

**Porch**

Entrance to the property is via a composite front door which leads in to a useful porch, perfect for kicking off your shoes and hanging your coat. A white UPVC, double glazed front door leads in to the living dining room.

**Living Dining Room**

20'7" x 11'2" (max)

Carpeted to floor, double glazed windows to front and rear elevation, two gas central heating radiators, two light point to ceiling, feature fireplace with tiled hearth. Original door gives access down in to the cellar, an original door opens to the stairs up to the first floor landing. Stripped wooden door leads in to the fitted kitchen.

**Kitchen**

16'6" x 6'0"

Wood effect flooring and having double glazed windows to side elevation as well as a double glazed door to side elevation which leads out in to the garden, gas central heating radiator. The kitchen is fitted with a range of base and wall units in a white frontage with a wood effect butcher block work surface, two light points to ceiling, integrated Worcester, combi boiler. Integrated appliances of an electric oven, ceramic hob with stainless steel splash back and extractor. Space and plumbing for washing machine and space for full height fridge freezer. Stainless steel sink with matching drainer with chrome hot and cold mixer tap.

Wooden door leads in to the bathroom.

**Bathroom**

7'10" x 5'11"

Tiled to floor and to walls around the bath and shower. Obscure glazed, double glazed window to side elevation, light point to ceiling and there is a chrome heated towel rail. The bathroom is fitted with a white pedestal wash hand basin with chrome hot and cold taps with large mirror over, white bath with chrome hot and cold tap with shower attachments, white low level WC and a useful, full height cupboard.

From the living dining room original wooden door opens in to the internal staircase to the first floor carpeted landing. Wooden doors lead in to both bedrooms.

**Bedroom One**

9'10" x 11'0"

Carpeted to floor, double glazed window to front elevation, gas central heating radiator, light point to ceiling and two double fitted wardrobes..

**Bedroom Two**

9'0" x 8'3"

Carpeted to floor, double glazed window to rear elevation with gas central heating radiator below, light point to ceiling and a high level cupboard.

**Cellar**

11'0" x 11'0"

Accessed from the living room with brick stairs leading down in to the main chamber with light point to ceiling, fuse box, electric meter and gas meter are housed here.

**Outside**

To the rear of the property and accessed from the kitchen is the enclosed garden. Brick side return and then two steps lead up to the lawned garden. Wooden shed, brick built outbuilding and an outside tap. A full height gate gives access out to the rear.

**Council Tax**

We understand the property to be Band B.

**Special Note**

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

**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.

**Photographs**

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