



**Three bed, semi-detached home**

**25 Hankinson Road  
Warwick  
CV34 5NF**



**MARGETTS**  
ESTABLISHED 1806

**Guide Price £335,000**

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## Guide Price £335,000

\*\*\*\* VIDEO TOUR \*\*\* CANAL VIEWS \*\*\* NEW CARPETS \*\*\* NO UPWARD CHAIN \*\*\* This well located home offers an excellent opportunity for first time buyers, families or investors, conveniently positioned within easy reach of Warwick town centre, local schools and transport links.

The property provides practical and well proportioned accommodation, briefly comprising an entrance hallway, living room, separate dining area and a kitchen with access to the rear garden. To the first floor there are three bedrooms of comfortable size together with a family bathroom.

Externally, the property benefits from a garden with canal views. The location continues to prove popular due to its proximity to Warwick Hospital, local amenities and road links including the A46 and M40, providing straightforward access to Leamington Spa and beyond.

Early viewing is recommended to fully appreciate the location and potential on offer.  
NO UPWARD CHAIN!

Entrance to the property is via a driveway with allocated parking spaces for two cars and readily available on-street parking which leads into...

### ENTRANCE HALL

with gas central heating radiator, under stairs storage, doors leading into all rooms as well as the cloak room.

### KITCHEN

10'2" max x 11'5" max

fitted with a range of base and wall units, wood effect work surfacing. Space for washing machine and fridge freezer, integrated dish washer, electric oven with hob and hood, stainless steel sink, boiler and double glazed window to front.

### LIVING ROOM

14'9" x 11'9"

with double glazed bi-fold doors to rear elevation which gives access into the garden with river views, feature fireplace, various electric sockets, TV point and telephone point.

### CLOAKROOM

with wash hand basin having chrome hot and cold mixer tap and low level WC.

### BEDROOM ONE

12'0" max to recess x 9'4" max to recess

with double glazed window to the front elevation, and gas central heating radiator.

### ENSUITE

with tiled floor, WC, wash hand basin, shower cubicle with electric shower, towel rail, extractor fan, and double glazed windows to the front.

### BEDROOM TWO

8'6" x 8'6"

with double glazed window to the rear elevation, and gas central heating radiator.

### BEDROOM THREE

6'6" x 12'1" max

with double glazed window to the rear elevation, and gas central heating radiator.

### REAR OF THE PROPERTY

The garden is partly laid to lawn with a patio area facing the canal, and with full height gate to the side of the garden giving access to the driveway.





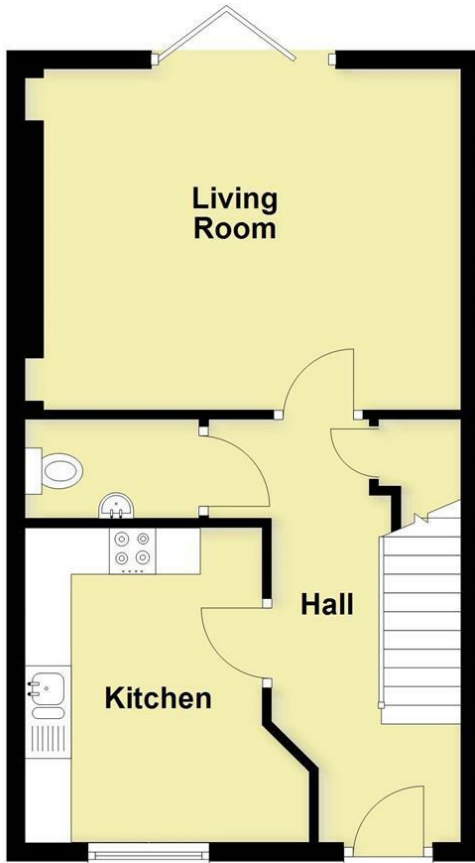


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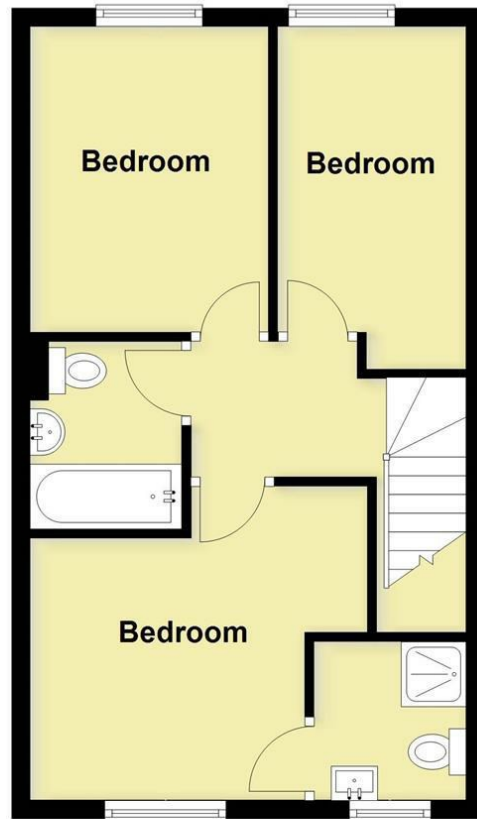
### Ground Floor

Approx. 39.4 sq. metres (423.8 sq. feet)




### First Floor

Approx. 39.5 sq. metres (424.8 sq. feet)



Total area: approx. 78.8 sq. metres (848.6 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>95</b>
(81-91) <b>B</b>		<b>83</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

#### CONTACT

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