



6 Howard Walk | Warwick | CV34 6ND

A super spacious canal side townhouse benefitting from well planned and flexible living for families and couples alike. The property is quietly located in this delightful setting with canal towpath walks on the doorstep whilst also being within a short walk and drive of all local social and shopping amenities. The accommodation provides four bedrooms plus a home office, a first floor lounge with stunning canal view, a generous size ground floor kitchen/diner and two bathrooms. In addition are easily maintained gardens a garage to the rear with a further parking space in front of the garage.

£415,000

- Canal Side Setting
- No Chain Involved
- Four/Five Bedrooms
- Viewing Essential



Property Description

DOOR TO

ENTRANCE HALL

With bamboo flooring, radiator, thermostat and understairs storage cupboard.

GROUND FLOOR SHOWER ROOM

Having a corner shower enclosure, vanity wash basin with cupboard under, concealed cistern w.c. and extractor.

KITCHEN/DINER

25' 5" x 11' 11" (7.75m x 3.63m)

With bamboo flooring and patio doors leading to the rear garden and separate garage/parking. The kitchen area has an extensive range of two-tone cupboards and drawer units, with complementary oak worktops leading to a breakfast bar. Kenwood dual fuel range cooker with five gas burners and two ovens with grills, space and plumbing for both a washing machine and a dishwasher. Stainless steel double bowl sink unit, with canal views. Worcester Bosch wall mounted gas boiler. The generous dining area has plenty of room for a dining table and chairs along with sliding internal doors leading to a coat/boot and storage area.

STAIRCASE TO FIRST FLOOR LANDING

LOUNGE

16' 1" x 14' 8" (4.9m x 4.47m)

A generous size reception room with superb canal view, radiator, further tall wall mounted radiator and built in storage cupboard.

BEDROOM FIVE/HOME OFFICE

11' 8" x 8' 6" (3.56m x 2.59m) Into Bay

This room can be utilised as a study/home office, hobby room, playroom or additional bedroom depending upon the owners needs. There is a walk in bay window, canal view and radiator.

STAIRCASE TO SECOND FLOOR

BEDROOM ONE

15' 4" x 8' 1" (4.67m x 2.46m) Into Bay
A master double bedroom with a partial en-suite to include a shower enclosure with glazed screen and vanity wash basin. Canal view, radiator and extractor fan.

BEDROOM TWO

12' 9" x 8' 1" (3.89m x 2.46m)
A second double bedroom with canal views and radiator.

BEDROOM THREE

8' 0" x 6' 5" (2.44m x 1.96m)
With lovely canal side views and radiator.

BATHROOM

Having a panelled bath with Mira shower, glazed shower screen, w.c and vanity wash basin with double cupboard under. Heated towel rail.

STAIRCASE TO LOFT ROOM

LOFT BEDROOM FOUR

15' 4" x 14' 9" (4.67m x 4.5m)
Restricted Height
A spacious double room with far reaching view of canal and beyond. Access to under eaves storage space, three Fakro skylight windows, radiator and further useful storage spaces to either side of the entrance.

OUTSIDE

SINGLE GARAGE & PARKING

To the rear of the property is the single garage with and up and over door, light and power. A personal door provides direct garden access. In front of the garage is further driveway parking.

REAR GARDEN

The attractive and sunny rear garden is 'L' shaped in design and is larger than average. The garden has been landscaped in order to provide easy maintenance along with an area of lawn and plenty of room for the patio area to provide an outdoor dining/living zone. Brick walling and timber fencing forms the boundaries.

FRONT GARDEN

The front garden is low maintenance with stone chippings and black railings and gated access. To the front of the townhouse is a pleasant communal green and paved area for residents which is abutting the canal.



Tenure

Freehold

Council Tax Band

E

Viewing Arrangements

Strictly by appointment

Contact Details

T: 01926 257540

E: sales@juliephilpot.co.uk

W: www.juliephilpot.co.uk

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

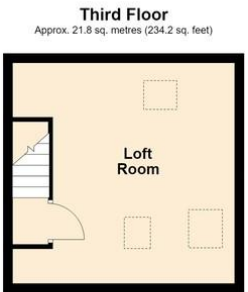
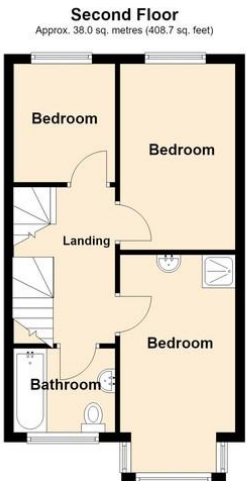
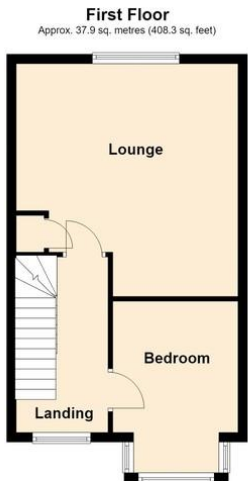
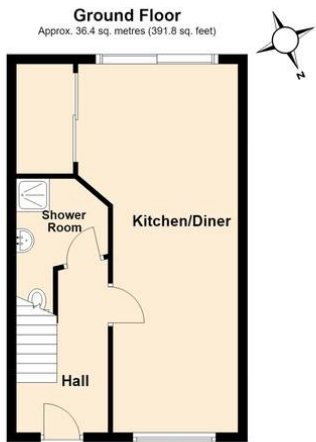


The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 40



Total area: approx. 134.1 sq. metres (1443.0 sq. feet)

This Plan is for illustration purposes only.
Plan produced using PlanUp.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements