West End Court | Warwick | CV34 6NA

Guide price £249,950

HAWKESFORD

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Located in the heart of Warwick, this charming mid-terrace house on Crompton Street offers an ideal opportunity for first-time buyers or those seeking a delightful bolt hole. With two well-proportioned bedrooms, this property is designed to provide comfort and convenience in a vibrant town centre location.

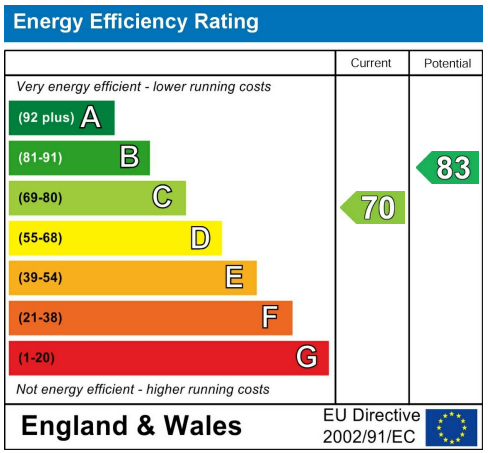
The layout is practical, allowing for easy living and entertaining. The property boasts an allocated parking space, a rare find in such a central area, ensuring that you have a secure spot for your vehicle.

One of the standout features of this home is the private enclosed rear garden. This outdoor space is perfect for enjoying a morning coffee, hosting summer barbecues, or simply unwinding after a long day. It offers a peaceful retreat from the hustle and bustle of town life.

Living in Warwick means you are surrounded by a rich history and a variety of amenities, including shops, restaurants, and parks, all within easy reach. This property not only provides a comfortable living space but also places you in a community that is both lively and welcoming.

In summary, this mid-terrace house at West End Court is a fantastic opportunity for anyone looking to enter the property market or seeking a convenient getaway in a picturesque town. With its prime location, allocated parking, and private garden, it is a must-see for those wanting to enjoy the best of Warwick living.

- Town Centre Location
- Allocated Parking Space
- Private Garden
- Modern Kitchen
- Living Room with Storage Cupboard
- Down Stairs WC and First Floor Bathroom
- Master Bedroom with Fitted Storage
- Second Double Bedroom
- No Upward Chain
- EPC -


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
70
83
England & Wales
EU Directive 2002/91/EC

Entrance
Entrance to the property is via a double glazed front door which leads in to the entrance hall. Carpeted to floor, neutral decor to walls and ceiling, light point to ceiling, electric heater to wall. Large open archway which leads in to the fitted kitchen.

Fitted Kitchen
4'11" x 9'4"
Having wood effect flooring, neutral decor to walls and ceiling, double glazed window to front elevation, light point to ceiling. the kitchen is fitted with a range of base and wall units in a white handle less frontage, quartz work surface and a subway tile back splash. Integrated appliances of an electric oven, a four ring ceramic hob with a stainless steel extractor over, stainless steel sink with matching drainer with chrome hot and cold mixer tap, space and plumbing for slimline dishwasher, space and plumbing for washing machine and space for full height fridge freezer.

Downstairs WC
Accessed off the entrance hall and having tile effect floor and a continuation of the neutral decor, light point to ceiling, extractor to high level and fitted with a white low level WC and a white pedestal wash hand basin with chrome hot and cold mixer tap.

Living Room
11'9" x 11'2"
Continuation of the carpet and neutral decor, double glazed window to rear elevation and a double glazed, double, French door to rear elevation leading out in to the garden. Light point to ceiling, electric heater to wall and a white painted door which houses a useful storage cupboard with light point to high level and an electric socket.

Carpeted stairs lead up to the first floor landing where there is a continuation of carpet and decor, light point and large loft access to ceiling, white painted doors lead in to all rooms.

Bedroom One
9'8" x 9'3"
Continuation of carpet and decor, double glazed window to rear elevation, huge amount of fitted wardrobe storage, electric heater to wall and there is a light point to ceiling.

Bathroom
Tiles to floor, walls being tiled to full height, spotlights to ceiling and an extractor to high level, fitted with a white pedestal wash hand basin with chrome hot and cold mixer tap, white low level WC, white bath with chrome hot and cold mixer tap with electric shower over and a chrome heated towel rail.

Bedroom Two
7'7" x 7'10"
Carpeted to floor, neutral decor to walls and ceiling, double glazed window to front elevation, electric heater to wall, light point to ceiling, white painted door housing the hot water tank.

Outside
Accessed from the living room is the private and secure rear garden. Hard landscaped and benefitting from an outside light and electric socket.

Allocated parking space.

Services
Please note there is no mains gas connected. We believe all other services are 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.

Council Tax
We understand the property to be Band B.

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.

HAWKESFORD

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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.