



Coventry Road, Warwick

*Distinctive
Collection*





Coventry Road

Warwick, CV34 5HL

Guide price €650,000

Located on Coventry Road in the charming town of Warwick, this delightful detached house, originally built circa 1930s, presents a unique opportunity for those looking to create their dream home. Having been in the same ownership for over 45 years, the property carries a sense of history and character, waiting for a new owner to breathe fresh life into it.

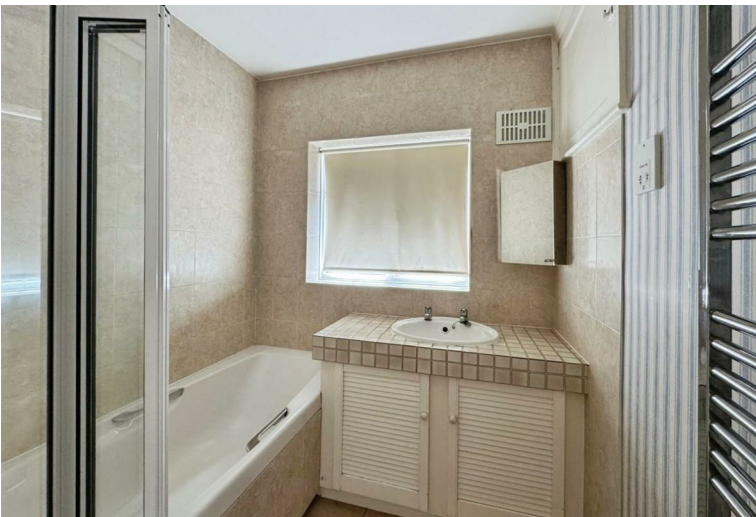
The house boasts three spacious reception rooms, providing ample space for both relaxation and entertaining. With three well-proportioned bedrooms, it is ideal for families or those seeking extra room for guests or a home office.

Situated conveniently close to the town centre, this property benefits from easy access to local amenities, including shops, restaurants, and recreational facilities. Additionally, its proximity to the hospital and train station makes it an excellent choice for commuters and those requiring quick access to essential services.

While the house is in need of renovation, this presents a fantastic opportunity for buyers to customise the space to their liking. With no upward chain, the process of acquiring this property can be smooth and straightforward.

Hawkesford are delighted to present this property to the market, inviting you to explore the potential that lies within. Whether you are a first-time buyer, a seasoned investor, or looking for a project to make your own, this house on Coventry Road is a promising prospect in the heart of Warwick.





- Fabulous Detached Home in need of Renovation
- Three Reception Rooms
- Three Double Bedrooms all with Fitted Wardrobes
- Kitchen
- Downstairs WC, First Floor Bathroom with Separate WC
- Ideal Location for Town Centre, Warwick Hospital and Train Station
- Enclosed South Facing Rear Garden
- Large Fore Garden with Driveway and Garage
- Huge Amount of Potential
- EPC -







The Property

Entrance

Entrance to the property is via a covered, open sided front porch. The solid wooden front door opens into the entrance hall. Wooden parquet flooring, light point to ceiling, double glazed panel to front elevation and gas central heating radiator.

Down Stairs WC

Accessed from the entrance hall via two steps down and having tiles to floor, light point to ceiling, gas central heating radiator, glazed panel with vent to high level, fitted with a white low level WC, white basin with chrome hot and cold mixer tap, louvered double doors below housing useful storage. Large cupboard housing the alarm system, fuse box and electric meter.

Reception Room One

15'4" (in to bay window) x 11'5" (4.694m (in to bay window) x 3.488m)

Carpeted to floor and having an original bay window to front elevation, gas central heating radiator below, light point to ceiling, two light points to wall and hatch through to the kitchen.

Reception Room Two

16'3" x 16'2" (in to bay window) (4.956m x 4.938m (in to bay window))

Carpeted to floor, original bay window to side elevation with gas central heating radiator below, feature beams to ceiling, original picture rail to walls, additional gas central heating radiator, brick fireplace with a live flame, coal effect gas fire fitted with open shelving and glazed panels to either side.

Kitchen

15'3" x 11'1" (max) (4.667m x 3.388m (max))

Having tile effect flooring, double glazed window to rear elevation and a double glazed window to side elevation. The kitchen is fitted with a range of base and wall units, melamine work surface, space and plumbing for washing machine and dishwasher, integrated ceramic hob with extractor over and the original Tricity double electric oven. Space for fridge freezer and a central peninsular providing additional storage and work surface. Stainless steel double sink with matching drainer with chrome hot and cold mixer tap.

Double, wooden framed glazed doors give access in to the Summer Room/Reception Room Three.

Summer Room/Reception Room Three

13'0" x 14'11" (3.978m x 4.551m)

Wooden flooring, double glazed windows to rear and side elevation, double glazed doors to both side elevations giving access out in to the garden. Four light points to wall and there is a gas central heating radiator.

From the entrance hall carpeted stairs lead up to the half landing where the WC is located and having an obscure glazed, double glazed window to side elevation, light point to ceiling, gas central heating radiator below. Fitted with a white low level WC and a white basin with white hot and cold taps.

The Property

The carpeted stairs continue up from the half landing to the first floor landing. Having an original window to front elevation, gas central heating radiator below, light point and loft access to ceiling (the loft is part boarded). Original doors lead in to all rooms.

Bedroom One

15'4" x 11'1" (in to alcove) (4.676m x 3.395m (in to alcove))

Large double glazed window to rear elevation over looking the garden, gas central heating radiator, light point to ceiling and fitted with wardrobe storage with blanket storage over.

Bedroom Two

11'5" x 11'7" (3.497m x 3.541m)

Original windows to front elevation, gas central heating radiator below, light point to ceiling, fitted with wardrobe storage with blanket storage over.

Bathroom

9'0" x 6'4" (2.760m x 1.942m)

Double glazed window to side elevation and there is a light point to ceiling. Fitted with bath with chrome hot and cold mixer tap and shower over, built in white basin with chrome hot and cold tap, two louvered doors below housing useful storage, shaver point, chrome heated towel rail, full height louvered doors house the lagged hot water and provide airing cupboard storage. To high level there is an additional, very deep storage cupboard.

Bedroom Three

12'2" x 8'2" (3.726m x 2.503m)

Carpeted to floor and having a double glazed window to side elevation, gas central heating radiator below, light point to ceiling and fitted with wardrobe storage with blanket storage over.

Outside Rear

To the rear of the property is an enclosed, part walled, south facing garden, to the majority laid to lawn with well stocked and mature beds. and trees Paved patio with access to the front via a solid gate.

Outside Front

Having a large, lawned fore garden with a number of mature shrubs and trees. A tarmac driveway runs in front of the property with an additional parking area as you enter off the Coventry Road via a shared driveway.

Garage

18'1" x 10'4" (approx) (5.526m x 3.153m (approx))

Accessed from the front via an up and over garage door and from the garden via a part glazed wooden door. The garage benefits from light and power and houses the gas central heating boiler.

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.

Council Tax

We understand the property to be Band E.

Viewing

Strictly by appointment through the Agents on 01926 411 480.

Special Note

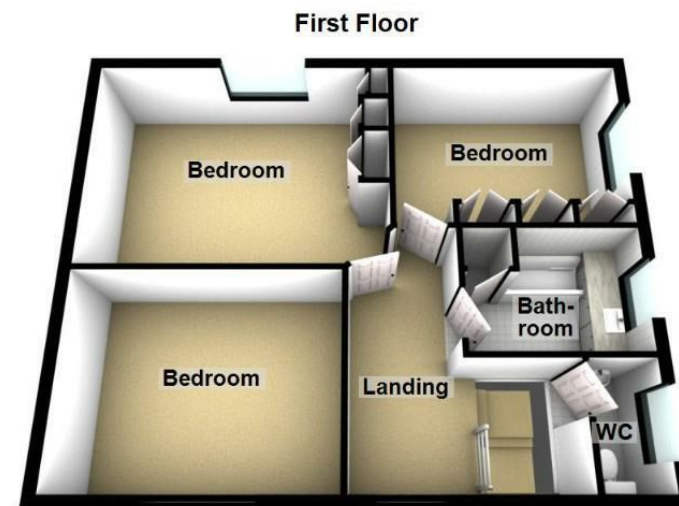
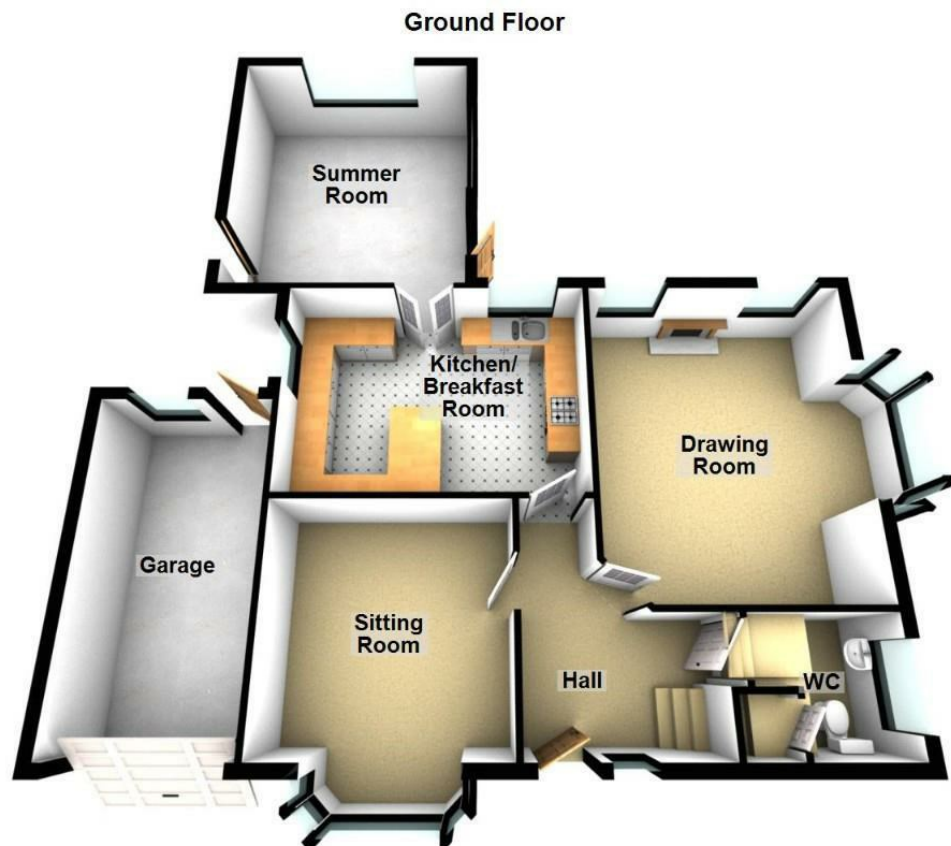
All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

Photographs

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

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.



Total area: approx. 157.2 sq. metres (1692.0 sq. feet)

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		
England & Wales EU Directive 2002/91/EC		

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