



Castle Street, Warwick

*Distinctive
Collection*





Castle Street

Warwick, CV34 4BP

Price guide €650,000

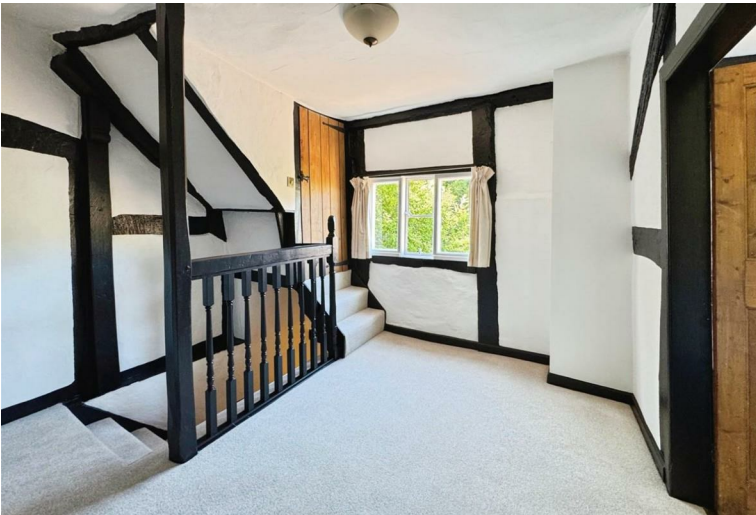
Located in the heart of Warwick on the charming Castle Street, this immaculately presented Grade II listed terraced house offers a delightful blend of historic character and modern convenience. With two reception rooms, this property provides ample space for both relaxation and entertaining. The two well-appointed bedrooms ensure comfort, while the two bathrooms add a touch of luxury and practicality for everyday living.

One of the standout features of this home is the double garage, which, along with additional parking at the rear, is a rare find in a town centre location. The enclosed rear garden offers a private outdoor space, perfect for enjoying the fresh air or hosting gatherings with friends and family.

Having been recently recarpeted and decorated throughout, this property is ready for you to move in without the need for any immediate renovations. The absence of an upward chain further simplifies the buying process.

With its prime location, you will find yourself just a stone's throw away from Warwick's vibrant town centre, rich in history and culture. This charming home is not just a property; it is a lifestyle choice, offering the perfect balance of comfort, convenience, and character. Do not miss the chance to make this splendid house your new home.





- Grade II Listed Property
- Town Centre Location
- Double Garage and Parking Located Behind the Property
- Two Reception Rooms
- Modern Fitted Kitchen
- Two Large Double Bedrooms
- Two Modern Bathrooms
- Enclosed Rear Garden
- No Upward Chain
- EPC - E (44)









The Property

Entrance

Entrance to the property is via a solid wood front door which leads in to the entrance hall. As you first enter there is tile effect flooring, gas central heating radiator, light point to ceiling, original beams to wall and ceiling. A slight step down leads in to the remainder of the entrance hall which is newly carpeted to floor, light point to wall and ceiling, carpeted stairs lead up to the first floor landing and wooden doors to all rooms including the cellar (please note the cellar is not tanked).

Living Room

4.066m x 3.067m (13'4" x 10'0")

Newly carpeted to floor, original window to front elevation, feature fireplace, gas central heating radiator, light point to ceiling and original beams to wall and a slimline door which houses the gas and electric meter as well as the fuse box.

Dining Room

3.730m (to chimney breast wall) x 3.359m (12'2" (to chimney breast wall) x 11'0")

Newly carpeted to floor, window to rear elevation, gas central heating radiator, light point to ceiling. original beams to wall and a feature fireplae.

Fitted kitchen

3.002mx 2.445m (9'10"x 8'0")

Quarry tiles to floor, original window to rear elevation, and there is a wooden door to side elevation giving access out in to the side return. LED spotlights to ceiling and under wall mounted unit lighting.

The kitchen is fitted with a range of base and wall units with a cream frontage and a black granite worksurface over. Fitted with a double electric oven, four ring gas hob with extractor over and a glass splash back, integrated full size dishwasher, free standing full hight fridge freezer, free standing washing machine, stainless steel, one and a half bowl sink with matching drainer with chrome hot and cold mixer tap. Combi, gas fired central heating boiler.

From the entrance hall, carpeted stairs lead up to a good sized first floor landing, having a continuation of the new carpet to floor, original beams to wall, window to rear elevation, gas central heating radiator, light point to ceiling. Original doors lead in to all rooms.

Bedroom One

6.288m x 3.495m (20'7" x 11'5")

Continuation of the new carpet, two original windows to front elevation, original beams to wall, gas central heating radiator, two light points to ceiling and an original, feature fireplace.

Family Bathroom

Wood effect cushioned flooring, window to rear elevation, original beams to wall, LED spotlights to ceiling and there is an extractor to high level. Fitted with a tall, chrome heated towel rail, white pedestal wash hand basin with chrome hot and cold mixer tap, frameless mirror with light and shaver point above. Tall storage unit, large walk in shower with chrome shower controls and attachments, built in WC with chrome flush plate and a large white bath with tap in a central position.

From the first floor landing and accessed via an original wooden door is a second flight of stairs which leads up to the second bedroom. As you enter there is an area that could be utilised as a dressing room which has a continuation of the new carpet, window to rear elevation, original beams to walls and ceiling, loft access to ceiling, two light point to ceiling and there is a gas central heating radiator. Door which leads in to the En Suite Shower Room and a large carpeted step which leads in to the main sleeping area.

Bedroom Two

5.497m x 3.830m (max) (18'0" x 12'6" (max))

Continuation of the new carpet, original window to front elevation, two light points to ceiling and there is a gas central heating radiator.

En-Suite Shower Room

Wood effect cushioned flooring, original beams to wall and ceiling and fitted with LED spotlights and extractor to ceiling, white low level WC, white pedestal wash hand basin with chrome hot and cold mixer tap, frameless mirror with light and shaver point over, chrome heated towel rail and a large walk in shower with chrome shower attachments. Low level cupboard giving access to pipes and providing eave style storage.

Garden

Located at the rear and accessible from the kitchen is the enclosed garden. Accessed via three steps up is a large decked area, the lawn and pea gravel are separated by a paved pathway which leads to the pedestrian access to the garage. The pathway continues down the side of the garage to a full height gate which opens on the driveway and the front access in to the garage. The garden benefits from outside lighting and an outside tap.

Garage

5.481m x 5.390m (17'11" x 17'8")

Accessed from the front via an electrically operated double garage up and over door. Benefitting from light and power.

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

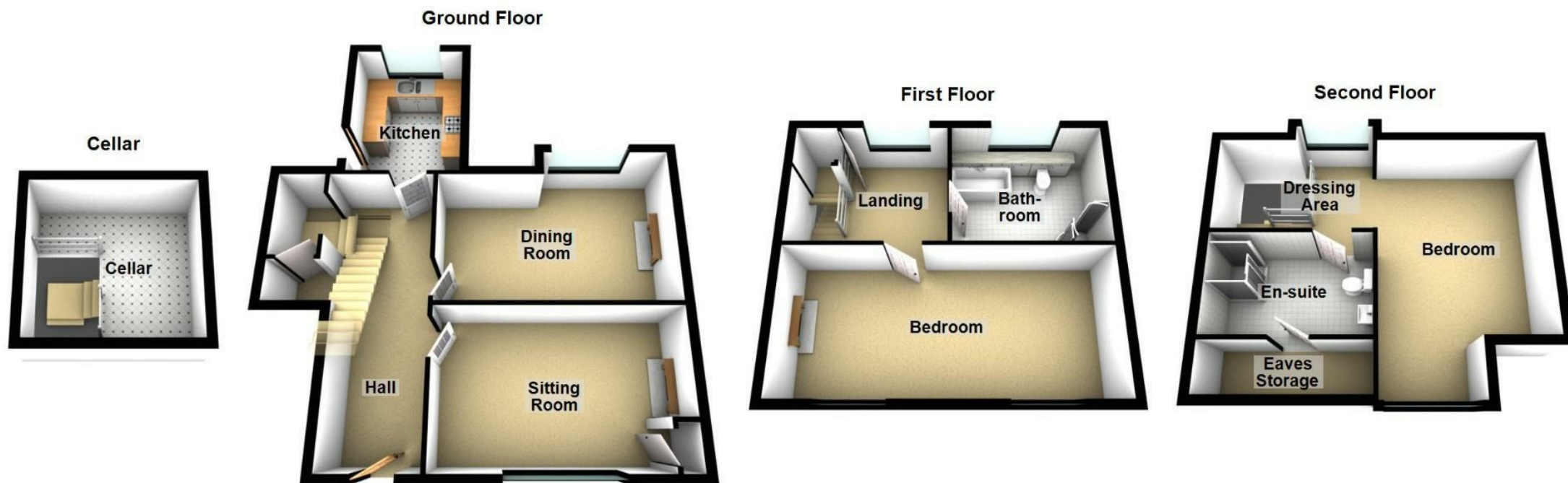
All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

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. 144.1 sq. metres (1550.6 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	44	54
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Hawkesford Estate Agents
1 The Hughes, 24 - 26 Swan Street, Warwick, CV34 4BJ
01926 411 480 warwick@hawkesford.co.uk

