



Connells

St. Nicholas Church Street
Warwick

St. Nicholas Church Street Warwick CV34 4JD

for sale offers over
£450,000



Property Description

An exceptional Grade II listed family home retaining a wealth of original features, this home exudes character at every turn. This charming three-bedroom home is perfectly situated in the heart of Warwick town centre.

Inside, the heart of the home is a spacious lounge, complete with a cosy open fireplace, perfect for relaxing evenings. There is a spacious dining room complete with built in storage, and a separate kitchen. The family bathroom is located on the ground floor, there is an additional toilet located on the first floor within bedroom three. On the first floor there are two double bedrooms with original beams, and a third bedroom with ensuite.

Stepping outside into the low-maintenance rear garden, featuring a delightful patio, perfect for outdoor relaxing or barbecues in the summer. This gorgeous rear garden creates a sense of peace and privacy, a perfect extension of your living space.

The Location

St. Nicholas Church Street is located within the historic town centre of Warwick and is within walking distance of its famous Warwick Castle. Warwick is a market town which offers a great selection of High Street & independent shops as well as a wide range of restaurants, bars and coffee shops. Warwick is a lively town which hosts an annual food and drink festival, weekend markets and other local events.

St. Nicholas Church Street offers excellent travel links, including being within walking distance of Warwick station and the bus station. For national commuters it is only a short drive to the A46, M40 and Warwick Parkway park and ride train line for frequent visitors to London.

Lounge

13' 7" x 11' (4.14m x 3.35m)

Window to front with secondary glazing, original beams, open fireplace and underfloor heating.

Dining Room

14' 6" x 14' (4.42m x 4.27m)

Window to front with secondary glazing, closed fireplace, original beams and store cupboard.

Inner Hall

Store cupboard and cupboard.

Kitchen

12' 3" x 5' 5" (3.73m x 1.65m)

Fitted with a range of wall and base units with work surface over, space for fridge freezer, oven, washing machine, spotlights, double glazed window to rear and door to rear.

There is a well located underneath the kitchen.

Ground Floor Bathroom

Double glazed window to rear, bath, WC and wash hand basin.

Landing

Loft access and laminate flooring.

Bedroom One

14' 6" x 11' 5" (4.42m x 3.48m)

Window to front with secondary glazing, original beams, underfloor heating and laminate flooring.

Ensuite

Room for WC, wash hand basin, port hole and window to side.

Bedroom Two

10' 10" x 10' 10" (3.30m x 3.30m)

Window to front with secondary glazing, wardrobes, original beams and airing cupboard.

Bedroom Three

10' 11" x 9' (3.33m x 2.74m)

Double glazed window to rear, laminate flooring and cloakroom.

Parking

The property comes with permit parking which can be applied for. The current homeowners have 4 W2 parking permits.

Rear Garden

Artificial lawn in a enclosed garden, shed, brick built shed and patio.

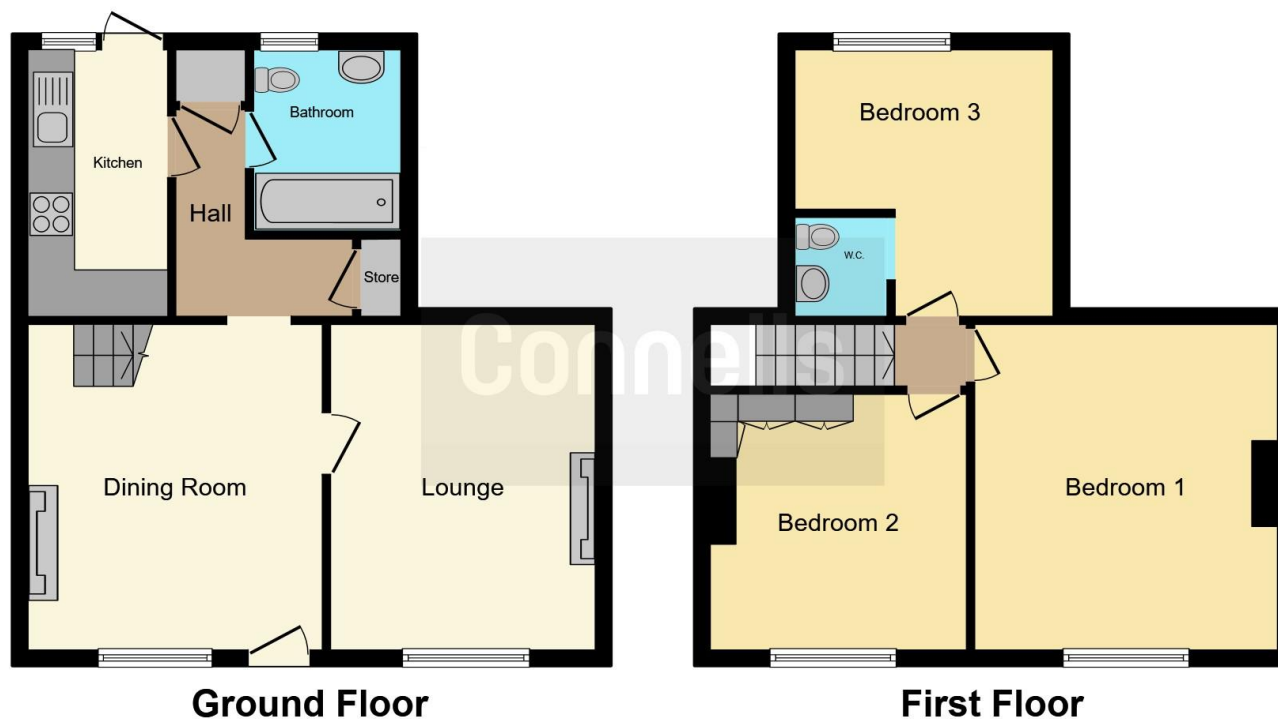
Buyers Aml Charge

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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14 High Street
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EPC Rating: D Council Tax
 Band: E

Tenure: Freehold

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