





Property Description

A fantastic family home that has been well looked after and offers ample accommodation over three floors. This home is positioned in the heart of Warwick town centre and has an allocated off road parking space near to the property for added convenience.

The lounge is located to the front of the home with a feature fire and views over the front. The kitchen/diner is placed to the rear and is well designed, with a rangemaster and additional appliances, also with access out to the low maintenance rear garden - which is perfect for those who wish for Warwick town life but with a outside space they can call their own.

On the middle floor, the property boasts a great sized master with an air conditioning unit, along with the added benefit of a light and neutral ensuite, fitted with a bath and shower attachment. This floor also has the family bathroom which also offers a bath with shower over.

Continuing to the top floor, the home continues to boast space, with two light and airy bedrooms.

The Location

West Street is ideally located within the historic Warwick town centre and 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.

The location is perfect for travel links as it is an 22 minute walk to Warwick train station and a short drive to the M40, A46 and Warwick Parkway Station.

Entrance Porch

Carpeted flooring.

Lounge

17' 2" x 11' 9" (5.23m x 3.58m)

Window to front, electric fire and surround, alcove storage.

Kitchen/Dining

16' 5" x 11' 9" (5.00m x 3.58m)

Fitted with a range of wall and base units with work surface over, dishwasher, washing machine, rangemaster with 5 ring top, extractor fan, sink and drainer, double fridge freezer and window to rear.

Landing

Stairs rising to second floor, carpeted flooring.

Bedroom One

9' 9" x 9' 7" (2.97m x 2.92m)

Window to front, aircon unit, double wardrobe with rail, carpeted flooring.

Ensuite

P shaped bath with shower trap attachment, WC, wash hand basin and partly tiled.

Bathroom

P bath with shower overhead, WC, wash hand basin, heated towel rail, shaver point, extractor fan, part tiled walls.

Second Floor Landing

Continuation of carpet.

Bedroom Two

12' x 9' 9" (3.66m x 2.97m)

Window to front, Velux.

Bedroom Three

12' x 9' 4" (3.66m x 2.84m)

Two windows to rear, airing cupboard with boiler and shelving.

Front Garden

Gravel courtyard.

Rear Garden

Rear access, two outdoor storage cupboards (being left by vendor), paved patio and a covered gravel area.

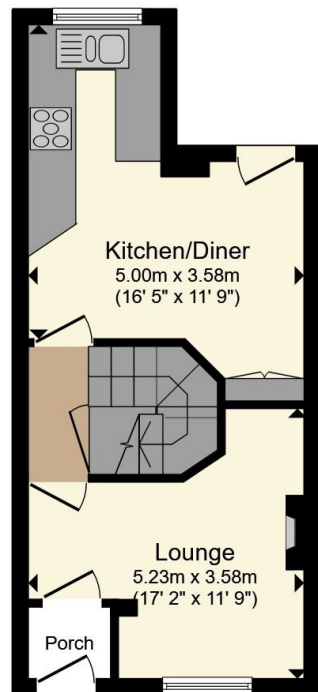
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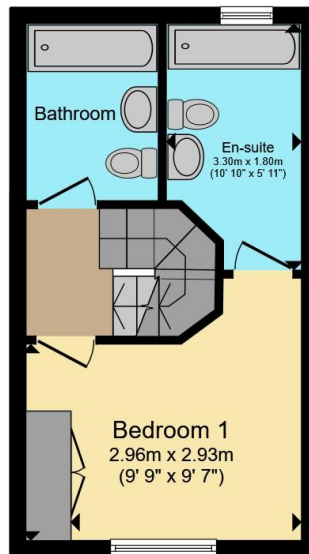




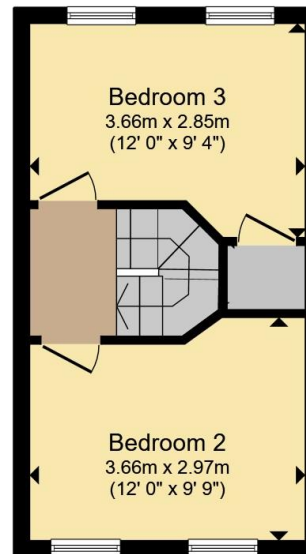




Ground Floor



First Floor



Second Floor

Total floor area 77.4 m² (834 sq.ft.) approx

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.propertybox.io

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To view this property please contact Connells on

T 01926 403308

E warwick@connells.co.uk

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WARWICK CV34 4AP

EPC Rating: C Council Tax
Band: E

Tenure: Freehold

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