



Bridge Street | Warwick | CV34 5PD

Offers over £365,000



KINGSWAY
— ESTATE AGENTS —

Key features

- Beautifully Presented Throughout
- Large Driveway Providing Off-Road Parking For Several Vehicles
- No Chain
- Rear Access To The Canal
- South Facing Garden
- EPC Raing: D

Description

NO CHAIN

Kingsway Estate Agents are delighted to present this stunning three-bedroom semi-detached home, beautifully situated in the sought-after town of Warwick.

Upon entering, you are welcomed by a convenient porch and a spacious entrance hall, which flows seamlessly into the contemporary kitchen/dining room and onward into the living room. The modern kitchen features integrated appliances, an island breakfast bar with storage, and patio doors opening directly onto the rear garden.

The bright and airy living room boasts a charming log burner and larger-than-average windows, allowing natural light to flood the space, as well as an additional door leading back to the entrance hall.

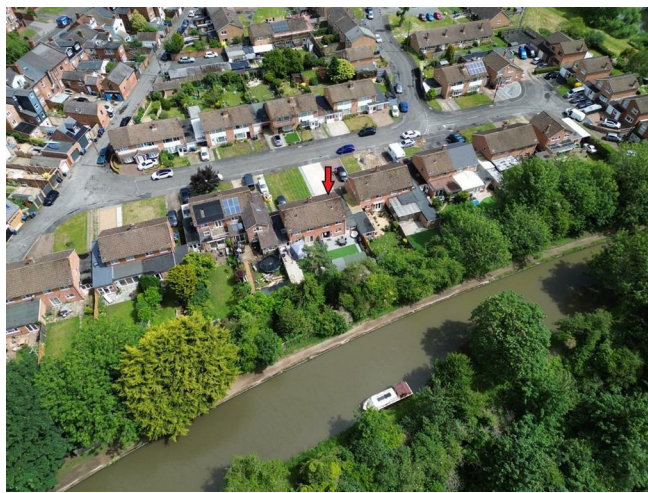
A separate utility room with access to both the garage and rear garden, along with a downstairs W/C, complete the ground floor.

To the first floor there is a stylish family bathroom, two generous double bedrooms, and a further well-proportioned single bedroom.

Externally, the property offers an impressive garden office and a covered hot tub area, ideal for year-round use. To the front, a large driveway provides off-road parking for several vehicles and leads to an adjoining garage.

We anticipate high demand for this property so early viewing is highly recommended.

EPC Rating: D



Kitchen/Dining Room

11'8" x 18'5"

Living Room

14'10" x 12'3"

Utility

7'8" x 6'0"

Garage

17'1" x 7'7"

Bedroom One

10'4" x 12'2"

Bedroom Two

11'8" x 10'11"

Bedroom Three

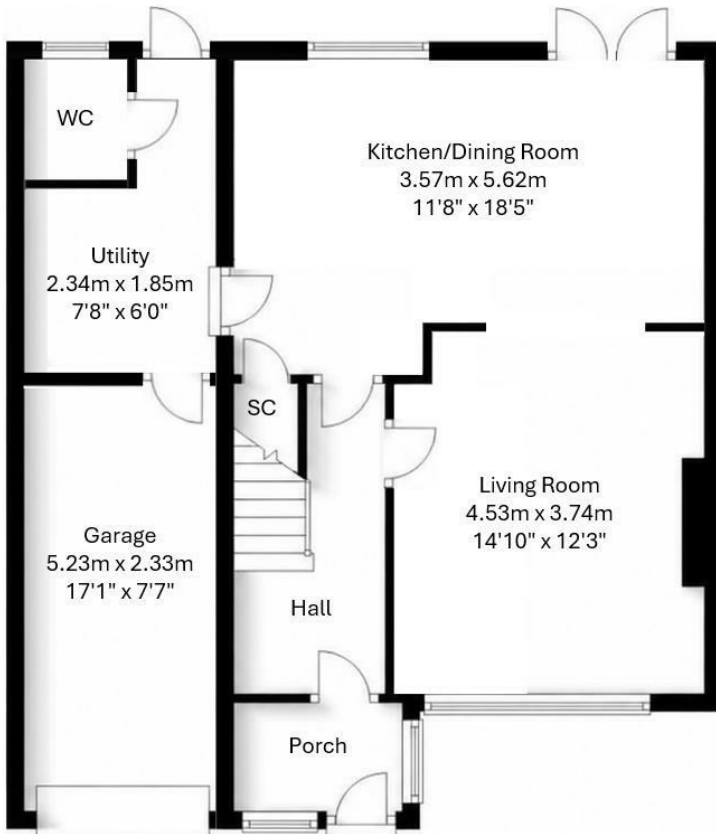
8'5" x 7'9"



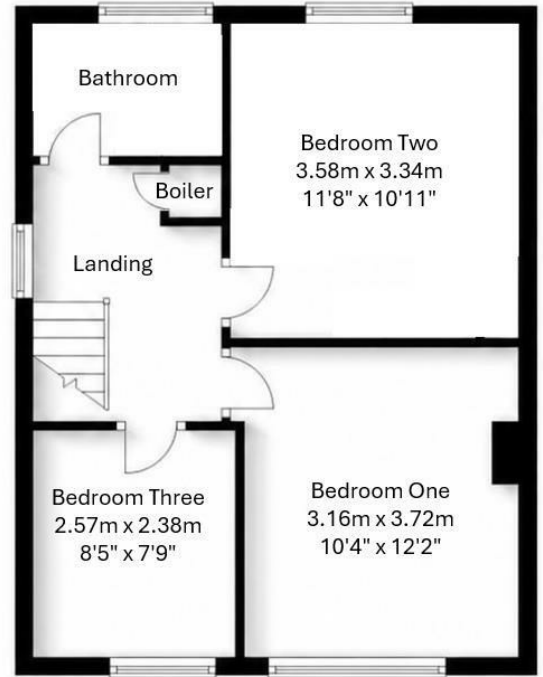




Floor plans



Ground Floor



First Floor

Total Floor Area Approx: 85 sq. metres (914.93 sq. feet)



The floor Plan is for illustration purposes only and may not be a representative of the property and is not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		82
(55-68) D	68	
(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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