

Peter Clarke



33 Cowper Close, Warwick, Warwickshire, CV34 5YR

Cowper Close, Warwick, CV34 5YR Total Approx. Floor Area 69.50 Sq.M. (748 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Ground Floor
Approx. Floor
Area 41.20 Sq.M.
(443 Sq.Ft.)

First Floor
Approx. Floor
Area 28.30 Sq.M.
(305 Sq.Ft.)



- Semi-detached
- Study
- Two bedrooms
- Kitchen diner
- Beautifully presented
- Driveway
- Garage storage
- Landscaped rear garden
- NO FORWARD CHAIN
- EPC C



Offers Over £270,000

This is a beautifully presented and sizable two bedroom home set in a popular location in Warwick. It is conveniently positioned being close to the town centre, local shops, schools, amenities and transport links. The property comprises a block paved driveway, living room, modern kitchen diner, study, two sizable bedrooms, bathroom, garage storage and an attractive, landscaped rear garden.

APPROACH

Accessed from Cowper Close via a block paved driveway which leads up to the composite front door which leads into the inner porch.

INNER PORCH

With an integrated services cupboard housing the electrical consumer unit and gas main inlet, side and front facing double glazed windows and further internal timber door opening into :-

LIVING ROOM

This is a spacious and beautifully presented living room with stairs leading to the first floor, double glazed window to the front elevation, central heating radiator, ceiling mounted lighting and glazed door opening into the kitchen diner.

KITCHEN/DINING ROOM

This beautifully appointed contemporary style gloss fronted kitchen dining room comprises a range of wall and base mounted units with contrasting wood effect work surfaces over with an inset stainless steel sink and drainer unit with chrome monobloc tap over, integrated electric oven, four ring gas hob with extractor over, space and plumbing for washing machine and upright fridge freezer. In addition there are under cabinet down lighters, ceiling mounted downlighters, wood effect laminate flooring and central heating radiator. The kitchen provides ample space for informal dining for

four people. With high level wall mounted TV point and sockets, double glazed windows and French doors giving access on to the landscaped rear garden and patio area.

FIRST FLOOR LANDING

With loft access, double glazed window and doors giving way to the first floor accommodation.

BEDROOM ONE

A large double bedroom with a double glazed window to front elevation, central heating radiator and built in storage wardrobe.

FAMILY BATHROOM

With a low level WC with concealed cistern and dual flush, vanity unit wash hand basin with under counter storage and bath with mains fed shower over. With part tiling, inset downlighters and ceiling mounted speakers, obscured double glazed window to the rear elevation and centrally heated towel rail.

BEDROOM TWO

With two built in storage cupboards, a double glazed window to the rear elevation with an attractive outlook over the garden, ceiling mounted lighting and central heating radiator.

OUTSIDE







FRONT

With a block paved driveway which leads up to the garage store providing parking for two to three cars.

GARAGE STORE

Accessed via an up and over aluminium door with power and lighting and internal door opening into:-

STUDY

With built in wall mounted shelving and desk, inset downlighters, power and lighting and USB plug socket. Also having a UPVC double glazed door giving access from the rear garden patio.

REAR GARDEN

An beautiful landscaped rear garden being split level and mainly laid to lawn with a large paved terrace accessed directly from the kitchen dining room. Having three steps leading up to a further footpath and raised dining terrace situated to the end of the garden. With fence borders, raised planters and also benefitting from external power and having exterior lighting and outside tap.

GENERAL INFORMATION

TENURE: We are informed the property is Freehold although we have not seen evidence. Purchasers should check this before proceeding.

SERVICES: We have been advised by the vendor there is mains gas, electric, water and drainage connected to the property. However, this must be checked by your solicitor before exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band C.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: C. A full copy of the EPC is available at the office if required.



VIEWING: By Prior Appointment with the Selling Agents.

REGULATED BY RICS

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.



Peter Clarke



Six multi-award winning offices
serving South Warwickshire & North Cotswolds

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