

Peter Clarke



21 Charter Approach, Warwick, Warwickshire, CV34 6AE

- Three Bedroom Modern Home
- Garage & Off Road Parking
- Large Kitchen Dining Room
- Master With En-Suite & Family Bathroom
- Dressing Room
- Courtyard Garden
- Spacious Living Room
- Available 3rd September
- Unfurnished
- EPC Rating C



£1,395 PCM

MANAGED BY PETER CLARKE. A modern and spacious three bedroom town house with a garage, situated within walking distance to Warwick town centre. Having internal accommodation briefly comprising: Living room, breakfast kitchen, master bedroom with en-suite bathroom and dressing area. Further double and single bedrooms. Single garage plus parking, courtyard garden.
PREVIOUS MARKETING IMAGES HAVE BEEN USED

To Let on an unfurnished basis.
Sorry no smokers, no pets.

Council Tax Band E.

Available 1st April, 2026

ENTRANCE HALL

16'2" x 3'0"

Accessed from the front driveway via a double glazed front door opening into the entrance hall with engineered oak flooring, central heating radiator, ceiling mounted lights, stairs rising to the first floor landing, further door opening into the kitchen/dining room, and a large open archway leading into :-

LIVING ROOM

9'9" x 13'9"

This good size main reception room has a bay fronted double glazed window with views over the foregarden and drive, central heating radiator and engineered oak flooring, TV and satellite connection point and ceiling mounted lighting.

KITCHEN / DINING ROOM

13'1" x 17'3"

This generous kitchen/dining room comprises a range of contemporary style wall and base mounted units with contrasting granite effect work surfaces over, stainless steel sink and drainer unit with monobloc tap. Benefiting from a range of integrated appliances including double oven, gas hob and overhead extractor fan, space and plumbing for under counter washing machine, further to this there is also an integrated fridge and freezer, ceramic tiled flooring, ceramic tiling to splashback areas, central heating radiator, ceiling mounted lighting and inset downlighters, rear facing UPVC double glazed window giving views over the rear garden and double glazed access door giving direct access onto the patio. This room also provides ample space for dining for 6 adults. Lastly there is a useful understairs cupboard providing plenty of storage space.

ON THE FIRST FLOOR

LANDING

5'11" x 13'1"

Having stairs rising from the entrance hallway, with a further staircase leading to the second floor, access to bedrooms 2 and 3 and family bathroom.

BEDROOM TWO

9'2" x 13'1"

This good size double bedroom has a double fronted built-in storage wardrobe with two UPVC double glazed windows giving views over the foregarden, ceiling mounted lighting and central heating radiator.

FAMILY BATHROOM

5'6" x 6'3"

Comprising of a white suite with low level WC, pedestal wash hand basin, paneled bath with chrome monobloc tap and mixer head attachment with fixed glass screen, ceramic tiling to floor and all splashback areas, ceiling mounted lighting, central heating radiator, and wall mounted extractor.

BEDROOM THREE

6'6" x 8'7"

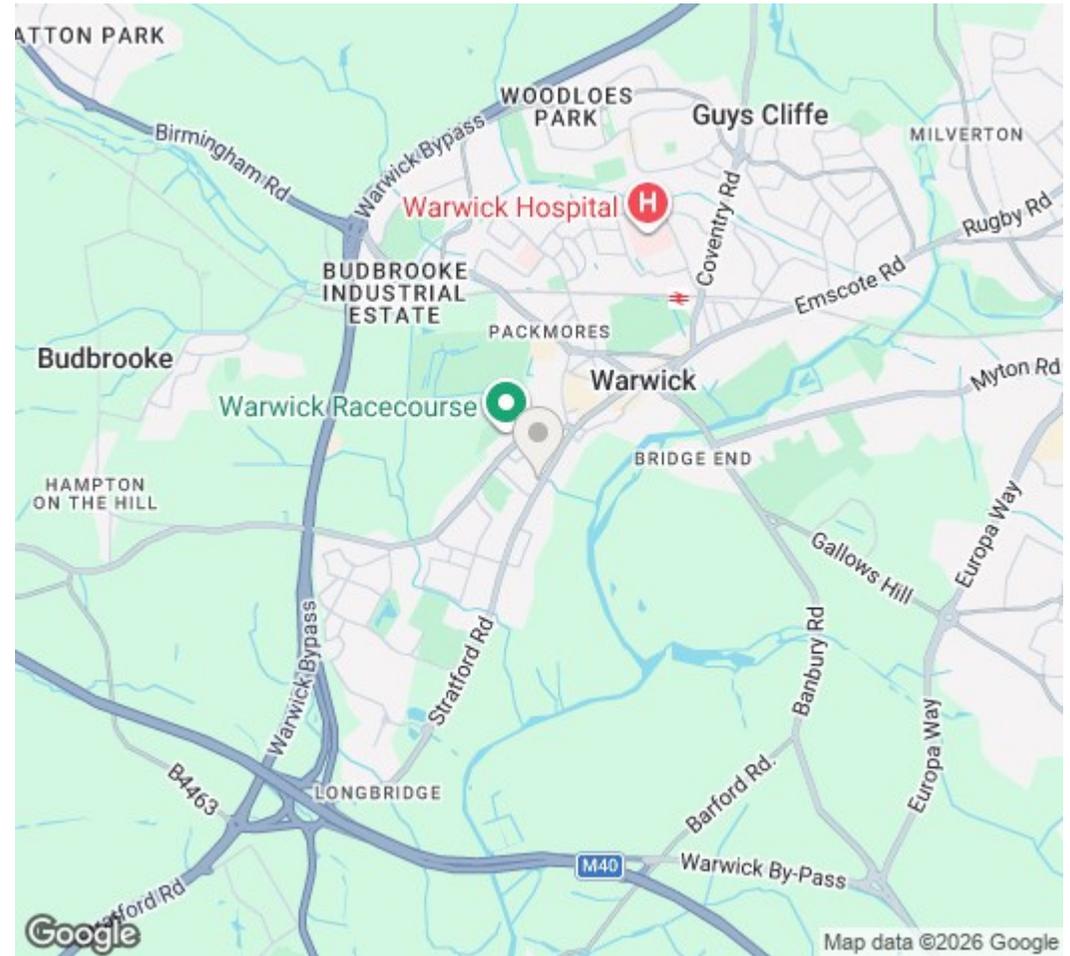
This third bedroom has a rear facing UPVC double glazed window giving views over the low maintenance rear garden, central heating radiator and ceiling mounted light.

SECOND FLOOR LANDING

With stairs rising from the first floor landing, door opening into :-







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