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RESIDENTIAL

Your Property - Our Business



45, Albert Street, Warwick



An excellent opportunity to acquire a three-bedroom Victorian terraced property, arranged over three floors and conveniently situated within walking distance of Warwick town centre. The property requires refurbishment throughout but offers scope for development (subject to planning permission).

The property has two reception rooms, three bedrooms and bathroom, to the rear of the property is a garden with garage. NO CHAIN.

Albert Street, Warwick

Albert Street is ideally situated within walking distance of Warwick, with the historic Warwick Castle, racecourse and the town centre just a short walk away. Offering a variety of shops and restaurants and a Sainsburys is just round the

corner. The property also benefits from convenient access to the A46 and M40 motorway network.

Living Room

11'11" x 11'1" max (3.65m x 3.38m max)

Entered via the front entrance door, with sash window to front aspect, wall mounted radiator, feature fireplace.

Inner Lobby

Stairs rising to the first floor.

Dining Room

12'3" x 11'11" max (3.75m x 3.64m max)

With sash window to the rear aspect, wall mounted radiator, feature fire surround and useful understairs storage cupboard.

Kitchen

9'3" x 6'1" (2.84m x 1.87m)

Fitted with a range of wall and base units, space for cooker, plumbing for washing machine and door providing access to the rear garden.

First Floor Landing

Bedroom Three

10'0" x 7'4" max (3.07m x 2.25m max)

Double glazed window to rear aspect, wall mounted radiator.

Bedroom Two

12'2" x 11'1" max (3.71m x 3.38m max)

With sash window to front aspect, wall mounted radiator, feature ornamental fireplace, built in wardrobe.

Bathroom

Fitted with a three-piece suite comprising panelled bath, low level WC and inset wash hand basin with cupboard below.



Bedroom One

15'4" x 12'0" max (4.68m x 3.68m max)

Located on the 2nd floor with double glazed window to rear aspect, wall mounted radiator, cupboard housing boiler.

Rear Garden

Accessed via door from the kitchen, steps down to a patio area with shrubs and borders, and leading to garage to the rear of the garden.

Garage

Accessed via door from the rear garden or from the front of the garage.

Mobile Phone Coverage

Good outdoor and in-home signal is available in the area. We advise you to check with your provider. (Checked on Ofcom).

Broadband Availability

Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom).

Rights of Way & Covenants

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 the same whether mentioned herein or not.

Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

Services

All mains services are understood to be connected to the property including gas. NB We have not tested the central

heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

Council Tax

Council Tax Band C.

Location

CV34 4JX

- Residential Estate Agents
- Lettings and Property Managers
- Land and New Homes Agents

Leamington Spa Office
Somerset House
Clarendon Place
Royal Leamington Spa
CV32 5QN

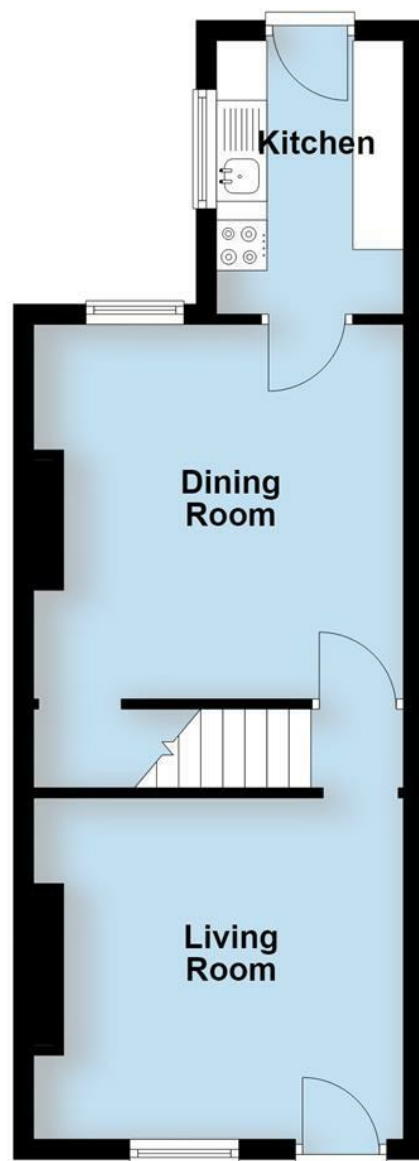
01926 881144 ehbresidential.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL

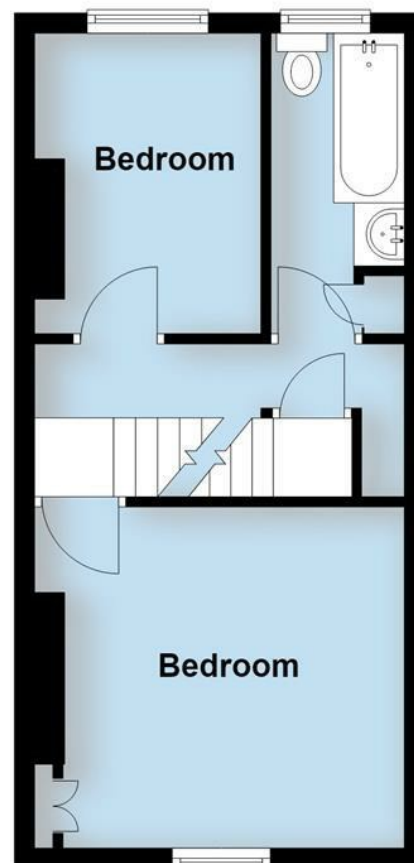
Ground Floor

Approx. 34.7 sq. metres (373.9 sq. feet)



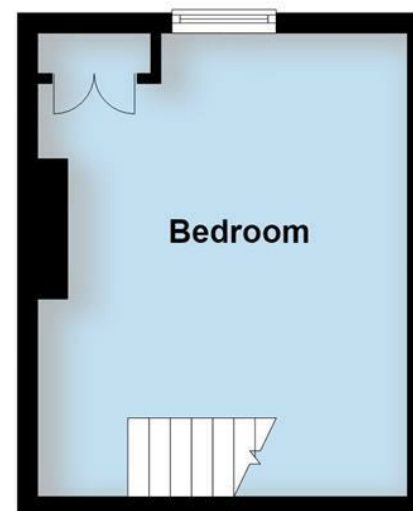
First Floor

Approx. 29.5 sq. metres (317.9 sq. feet)



Second Floor

Approx. 16.8 sq. metres (180.8 sq. feet)



Total area: approx. 81.1 sq. metres (872.6 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact