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RESIDENTIAL

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49, Albert Street, Warwick

Guide Price  
£315,000





This delightful, recently refurbished three bedroom period town house lies within walking distance of Warwick Town Centre and the accommodation briefly affords : sitting room, dining room, and fitted kitchen to the ground floor, double bedroom and luxury bathroom to the first floor, and master bedroom with en suite shower and further single bedroom to the second floor, with pleasing gardens to the rear. EPC D 63.

#### Approach

The property is approached by a solid entrance door to the :-

#### Sitting Room

17'5" x 12'0"

Having inset matwell, attractive fireplace with slate hearth and log effect gas fire, storage cupboard to alcove housing meters,

recessed downlighters to ceiling, two central heating radiators, upvc double glazed window with louvred shutters to front, stairs to first floor and door to :-

#### Dining Room

12'0" x 8'9" Max

Having limestone tiled floor, recessed downlighters to ceiling, central heating radiator, double glazed double doors to the rear garden, door to utility cupboard off housing space for a washing machine, and shelving.

#### Fitted Kitchen

15'1" x 5'9"

Having matching limestone tiled flooring, and a range of painted wall and base cupboards including full height larder cupboard, deep pan drawers, integrated fridge freezer, and dishwasher,

and a Bertazzoni range cooker with five ring gas hob and two ovens, extractor fan above, sink unit with stainless steel tap, complementary work surface with splashback, recessed downlighters, double glazed window to rear aspect, and double glazed patio doors to the rear garden with full height matching double glazed windows to both sides.

#### First Floor Landing

Stairs from the sitting room lead to the first floor landing having ceiling light, stairs to the second floor, and doors to :-

#### Bedroom Two

12'0" x 11'1" max

Having central heating radiator, ceiling light point, storage cupboard off and double glazed window to the front aspect.





### Luxury Bathroom

12'1" x 8'10"

Having a white suite comprising free standing, claw foot bath with side stainless steel taps with telephone style shower attachment, high level w.c., spacious fully tiled corner shower unit with rainforest shower and additional shower head, vanity unit with inset wash hand basin and cupboard beneath with complementary marble surround and splashback, heated towel rail/radiator, cupboard off housing the Baxi wall mounted boiler, ceiling light and obscured double glazed window to the rear aspect.

### Second Floor landing

Having doors to :-

### Master Bedroom

12'5" x 9'2"

Having ceiling light point, central heating radiator, storage cupboard off with louvred door, loft hatch, double glazed Velux window and double glazed window to the rear aspect, with opening to :-

### En-suite Shower

Having tiled floor and white suite comprising fully tiled shower cubicle with shower attachment, wash hand basin with cupboard beneath, low level wc, heated towel rail and obscured double glazed window to the rear aspect.

### Bedroom Three

11'0" x 5'7"

Having wall light point, central heating radiator, deep storage cupboard off, and Velux window.

### Outside

The rear garden is accessed from both the dining room and kitchen, and laid to decking with steps down to further decked area, with lawn and flower borders beyond, hardstanding for garden shed and personnel gate to the rear.

### Tenure

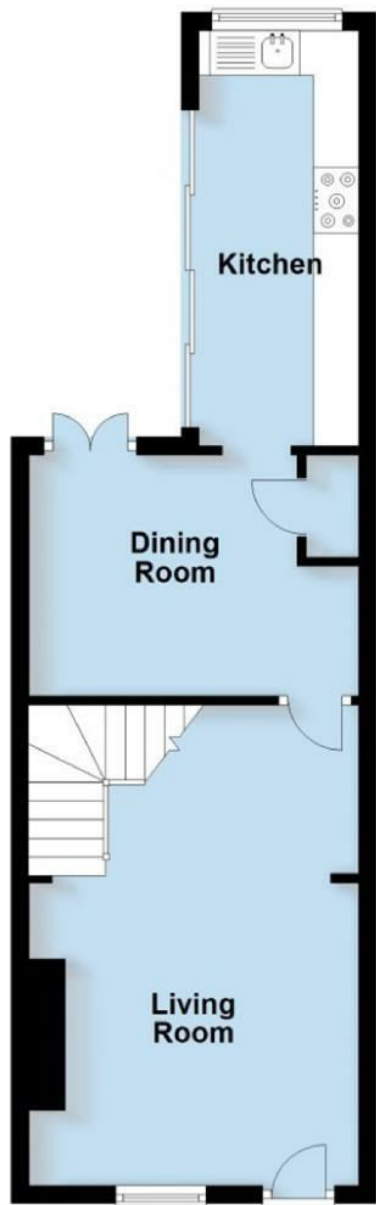
The property is understood to be freehold, with vacant possession, although this must be verified through your solicitors.

### Services

All mains services understood to be connected. NB We have not tested the 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 this respect. Interested parties are invited to make their own enquiries.

## Ground Floor

Approx. 37.9 sq. metres (407.9 sq. feet)

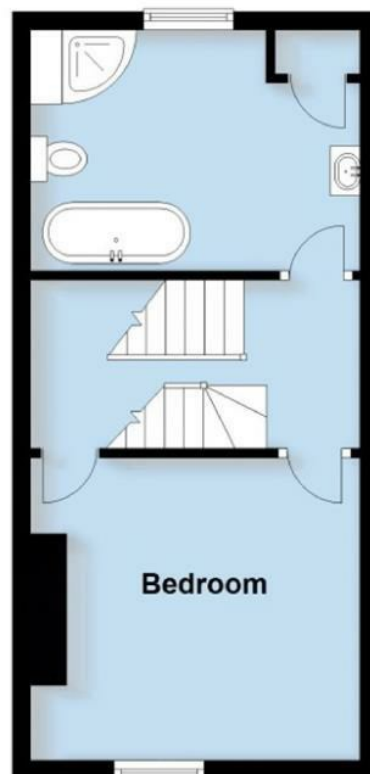


Total area: approx. 90.9 sq. metres (978.7 sq. feet)

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

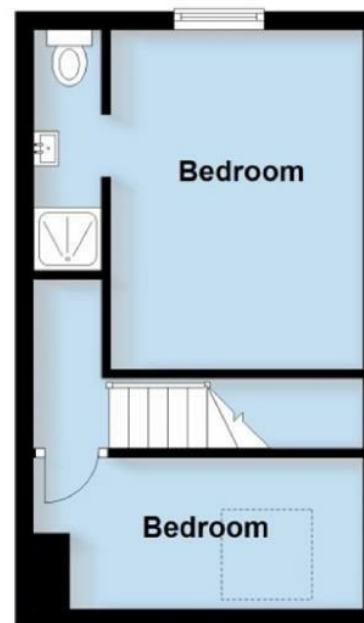
## First Floor

Approx. 29.6 sq. metres (318.3 sq. feet)



## Second Floor

Approx. 23.5 sq. metres (252.5 sq. feet)



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

Also at: Leamington Spa, Somerset House,  
Clarendon Place, Royal Leamington Spa CV32 5QN

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