



Your Property - Our Business



23, Victoria Street, Warwick

Price Guide
£350,000



This Edwardian bay-fronted terraced house is situated in a highly popular and conveniently located area, just moments from the historic county town centre. The property is currently set up as an HMO (Licence start date: 02 Sep 2022); however, it could easily be reverted to a family home and offers the following accommodation, arranged over three floors: an entrance lobby and hall, front sitting room/bedroom, dining room, kitchen, rear entrance lobby with WC, and a shower room off: three first-floor bedrooms, a shower room, and an attic bedroom. There is a buffer front garden and an enclosed rear garden with rear pedestrian access. NO UPWARD CHAIN. Energy rating D.

Location

Victoria Street forms part of a well-regarded residential area within a few minutes walk of the historic county town centre amenities. Easy access is offered to the A46, junction 15 of the M40 motorway and both Warwick and Parkway rail stations, all providing excellent commuter links.

Approach

Through a entrance door into:

Entrance Lobby

With a Quarry tiled floor and opening to:

Entrance Hall

Wood effect floor, radiator, staircase rising to First Floor Landing.

Doors to:

Living Room

14'8" into bay x 10'6" (4.48m into bay x 3.21m)

Wood-effect flooring, tiled surround fireplace, radiator, picture rail, pedestal wash hand basin, and a walk-in bay window to the front aspect.

Dining Room

Wood-effect floor, radiator, picture rail, and double-glazed French doors provide access to the rear garden, with under-stairs storage. Opening to:



Kitchen

Worktops with an inset single drainer sink unit and a base unit beneath. Additional base units and eye-level glazed display cabinet. Space for appliances, radiator, and two double-glazed windows to the side aspect. Opening to:

Rear Lobby

UPVC double glazed casement door to rear aspect and garden. Sliding door to WC and a concertina door to Shower Room.

WC

Low flush WC, wash hand basin, Quarry tiled floor, radiator, ceiling light point, and a double-glazed window.

Shower Room

Tiled shower enclosure with Mira shower, ceiling light point, extractor fan.

First Floor Landing

Wood effect floor, ceiling light point and doors to:



Bedroom (Front)

12'5" x 11'11" (3.80m x 3.65m)

Wood effect floor, built-in wardrobes to both chimney alcoves, radiator, pedestal wash hand basin, picture rail and dual double glazed windows to the front aspect.

Bedroom

12'5" x 8'1" (3.79m x 2.48m)

Wood-effect floor, projecting chimney breast, pedestal wash-hand basin, radiator, and a double-glazed window to the rear aspect.

Bedroom

Wood-effect floor, pedestal wash hand basin, and double-glazed window to the rear aspect. Built-in Airing Cupboard housing the hot water cistern and the gas-fired boiler.

Shower Room

WC, pedestal wash basin, tiled shower enclosure with shower system and glazed shower door, ceiling light point, extractor fan, and radiator.

Attic Bedroom

Approached from the First Floor landing. Wood-effect floor, pedestal wash-hand basin, eaves storage, Velux roof light, roof space, and a walk-in double-glazed window to the front aspect.

Outside

To the front of the property, a small buffer garden features a low wall and a pathway leading to the entrance door.

Rear Garden

Which is designed for ease of maintenance and enclosed on all sides with a rear pedestrian access.

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 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 inquiries.

Council Tax

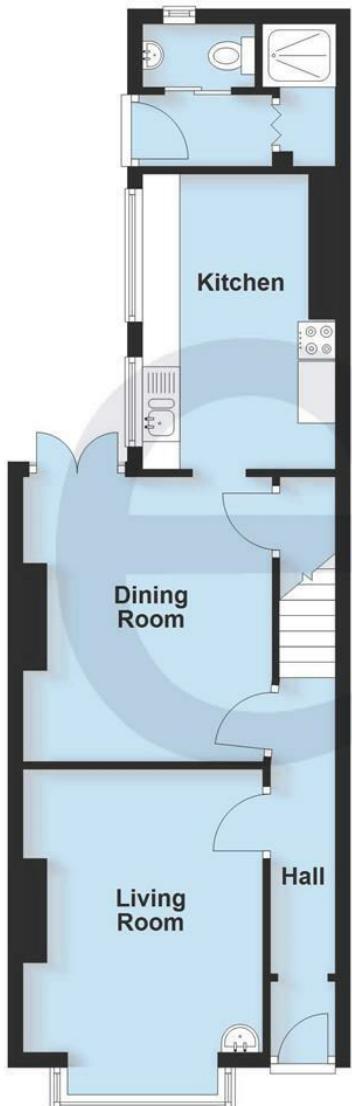
The property is in Council Tax Band "D" - Warwick District Council

Postcode

CV34 4JT

Ground Floor

Approx. 48.4 sq. metres (520.8 sq. feet)



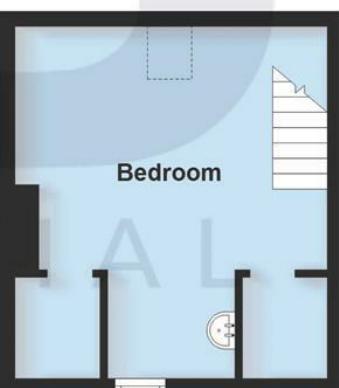
First Floor

Approx. 45.4 sq. metres (488.4 sq. feet)



Second Floor

Approx. 19.7 sq. metres (212.0 sq. feet)



Total area: approx. 113.4 sq. metres (1221.1 sq. feet)

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(51-54)	E		
(41-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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

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