



Your Property - Our Business



42, St. Nicholas Church Street, Warwick

Guide Price
£490,000



Forming part of a select development within walking distance of Warwick Castle, St Nicholas Park, restaurants, bars, and local shopping, stands this well-presented four-bedroom mews town house. Reception hall, cloakroom, living room, well-equipped kitchen, master bedroom with en-suite shower, principal bathroom, double glazing, gas heating, garage, and driveway, and a delightful landscaped rear garden. No upward chain Energy rating D

Location

The development known as the Earl's of Warwick occupies a prime Town Centre location, close to Saint Nicholas Church and within walking distance of Warwick Castle, St. Nicholas Park, the River Avon, and local town amenities. There are a

variety of state and private schools to suit all requirements, including Warwick Preparatory and Boys School and The King's High School, all of which are within close proximity.

The well-appointed accommodation which is arranged over three floors briefly affords:

Recessed Porch

With downlight and sensor, lockable store. A solid entrance door with a spy hole leads to:

Reception Hall

Travertine tiled floor with underfloor heating, radiator, understairs storage cupboard, staircase rising to First Floor. Doors to:



Cloakroom

White suite with Grohe chrome fittings comprising countertop wash basin and storage cupboard below, WC with a concealed push button cistern. Radiator, matching floor, extractor fan, and an illuminated wall-mounted mirror-fronted cabinet.

Lounge/Dining Room

16'0" x 14'6" max (4.88m x 4.43m max)

Having a continuation of Travertine tiled floor with underfloor heating, projecting chimney breast with focal point fireplace, surround, coal effect gas fire with marble inlay and hearth. TV aerial point, coving to ceiling, wall light points, radiator, sealed unit double glazed sash style windows to the side and rear aspect and multi-pane double glazed French doors provide access to the rear garden.



Fitted Kitchen

8'1" x 8'0" (2.47m x 2.45m)

Having a range of hand-painted base and eye-level units with granite worktops and complementary tiled splash backs, inset stainless steel sink with mixer tap. Built-in Neff electric oven and De Dietrich induction hob with canopy extractor unit over, integrated dishwasher, microwave, and fridge/freezer. Pelmet lights, downlighters, Travertine floor with underfloor heating, and a sealed unit double glazed sash style window to the front aspect.

First Floor Landing

Hive thermostat control panel, radiator, sealed unit double glazed sash style window to front aspect, coving to ceiling. Doors to:

Bedroom One

14'6" into wardrobes x 10'3" (4.42m into wardrobes x 3.14m)

Having built-in, matching full height sliding door wardrobes providing ample hanging rail and storage space, with a matching dresser with vanity mirror and two spotlights. Radiator, two sealed unit double glazed sash style windows to the rear aspect and an additional window to the side. Door to:

En-Suite Shower

White suite with chrome fittings comprising WC with a concealed push button cistern, vanity wash hand basin with double door storage cupboard below, and illuminated mirror fronted storage cabinet over. Wide tiled shower cubicle with



Grohe shower system and glazed double door sliding shower doors. Chrome heated towel rail, tiled floor with underfloor heating, extractor fan, and downlighters.

Study/Bedroom Four

8'2" x 7'9" (2.49m x 2.37m)

Having a range of built-in office furniture, incorporating a corner desk with a range of storage cupboards and drawers and a sealed unit double glazed sash style window to the front aspect.

Second Floor Landing

Radiator, access to roof space with loft ladder which is fully boarded with radiator, Built-in Airing Cupboard housing the hot water cylinder. Doors to:



Bedroom Two

11'3" x 9'11" (3.43m x 3.03m)

Built-in full-height wardrobes provide ample hanging room and storage space. Matching desk with drawers, mirror, and an additional eye level display/storage cupboard over. Radiator, further bulkhead storage cupboard, and two sealed unit double glazed windows to the front aspect.

Bedroom Three

12'4" x 7'8" (3.76m x 2.36m)

Built-in full height wardrobes, eye level glazed display cabinet, radiator, and a sealed unit double glazed sash style window to rear aspect.

Main Bathroom

White suite with chrome fittings comprising WC with a concealed push button cistern, wash hand basin with storage cupboard below. "P" shaped bath with Grohe shower system over and glazed shower screen, complementary tiled splashbacks, downlighters, extractor fan, chrome heated towel rail, and a tiled floor with underfloor heating.

Outside & Gardens

There is a lovely, professionally landscaped rear garden with a patio area directly to the rear of the house. Illuminated steps rise to a lawned area garden with stocked beds and borders housing a variety of specimen shrubs and trees.



The gardens are enclosed on all sides with an outside tap and a secure, private gate leading to the public walkway situated across from Warwick Castle. In addition, this property is accessed through a secure, electric gate leading to the garage and communal courtyard.

Single Garage

16'9" x 8'2" (5.11m x 2.51m)

With electric up and over door, power and light.

Tenure

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



SERVICE CHARGE: Approximately £1,400 PA. To cover window cleaning, gardening, cleaning of communal courtyard and driveway, gutter clearing, service gates/railing, exterior decorating, and shared outside water tap.

Services

All mains services are understood to be connected. NB We have not tested the heating, domestic hot water system, appliances, or other services and whilst believing them to be satisfactory working order and cannot give warranties in these respects. Interested parties are invited to make their own enquiries.

Postcode
CV34 4JD

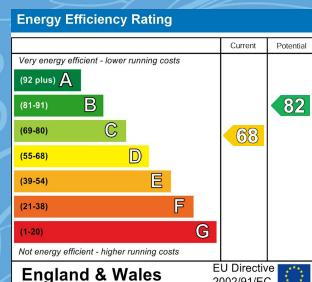
Council Tax

Council Tax Band "F" - Warwick District Council



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