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11, Charter Approach, Warwick

Price Guide £405,000



Attractively styled, this immaculate, much improved three-storey townhouse is situated within a small highly regarded development convenient for the centre of Warwick. Entrance hall, lounge, re-fitted dining kitchen, two first-floor bedrooms and a modern bathroom, two further second-floor bedrooms including the main bedroom and a shower room. Delightful front and rear gardens and a driveway. Energy rating C.

Location

Charter Approach is quietly situated within a small,

highly regarded development just off West Street, convenient for the historic county town center and amenities.

Warwick has a variety of shopping, cafés, restaurants and recreational facilities plus commuting is easy, with regular trains from nearby Warwick Station, and from Warwick Parkway and Leamington Spa to London Marylebone. The motorway network is easily accessible with junction 15 of the M40 2.5 miles to the south of the town giving access to Birmingham and the north and London and the south.

Approach

Through entrance door with spy hole into:

Entrance Hall

Radiator, coving to ceiling, downlighters, staircase rising to First Floor Landing. Doors to:

Living Room

13'10" x 9'10" (4.23m x 3.01m)

Coving to ceiling, downlighters, radiator, built-in double-door storage cupboard with recessed display/book shelving over and a double glazed splay bay window to the front aspect.



Dining Kitchen

17'1" x 13'1" max narrowing to 7'3" (5.22m x 4.01m max narrowing to 2.22m)
Attractive range of matching base and eye level units with complementary worktops and tiled splashbacks, single drainer sink unit with mixer tap. Built-in Bosch electric oven and four-ring gas hob with Neff extractor unit over. Pull out bin and washing bin, space and plumbing for washing machine and slim-line dishwasher. Tall storage unit with adjacent pull-out larder unit, space for upright

fridge/freezer, tile effect floor, vertical radiator, downlighters, additional Bespoke panel effect storage wall, providing pull-out storage areas, cloaks/hanging rail space. Double-glazed window to the rear aspect and a double-glazed casement door to the rear aspect and garden.

First Floor Landing

Radiator, coving to ceiling, downlighters, built-in storage cupboard with recessed display/book shelving over. Doors to:

Bedroom Two

11'1" x 9'2" (3.40m x 2.80m)
Coving to the ceiling, radiator, and built-in double-door wardrobes provide hanging rail space with an oak shelf over. Two double-glazed windows to the front aspect.

Modern Bathroom

Attractive white suite including a deep bath with a telephone-style mixer tap and shower attachment, a vanity wash basin with storage cupboard beneath, and a WC. It also features a chrome



heated towel rail, complementary tiled splashbacks, a shaver point, an extractor fan, and a wood effect floor.

Bedroom Four/Study

8'5" x 6'7" (2.58m x 2.02m)

Telephone point, radiator, coving to ceiling and a double-glazed window to rear aspect.

Second Floor Landing

Coving to ceiling, downlighters. Doors to:

Bedroom One

13'3" x 12'0" (4.06m x 3.67m)

Coving to ceiling, radiator, part angle ceiling incorporating a double glazed Velux roof light and Dormer window to front aspect. Built-in double door wardrobes (illuminated) provide hanging rail and drawer space.

Bedroom Three

8'6" x 7'2" (2.61m x 2.20m)

The built-in double-door wardrobe provides ample shelving and drawer space, radiator, downlighters,

coving to ceiling, and access to roof space, which has central boarding and accommodates the Worcester gas-fired boiler and a double-glazed window to the rear.

Modern Shower Room

The white suite includes a WC, a wash basin with a storage cupboard underneath, and tiled splashbacks. There is also a tiled shower enclosure with a shower system and curved glass sliding double doors. Additionally, there is a chrome heated towel rail, a tiled effect floor, an extractor





fan, downlighters, and a double-glazed window to the rear aspect.

Outside

To the front of the property, there is a driveway for off-road parking. A reclaimed cobblestone path leads through the delightful cottage-style fore garden leading to the entrance door.

Delightful Rear Garden

Which is a particular feature of the property. South-west facing, with a paved patio area, purposely

stocked borders, including a vine, a section of lawn, a timber garden shed, an outside tap and a gated 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. 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 cannot give warranties in these respects. Interested parties are invited to make their own inquiries.

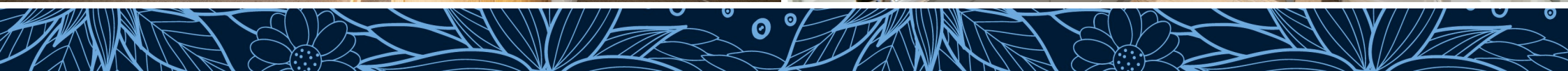
Council Tax

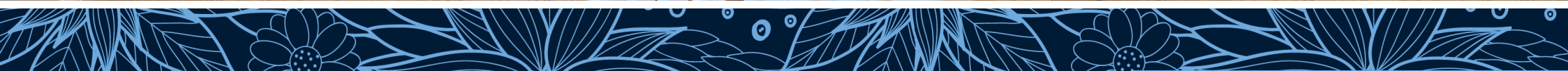
The property is in Council Tax Banding "E" - Warwick District Council

Postcode

CV34 6AE







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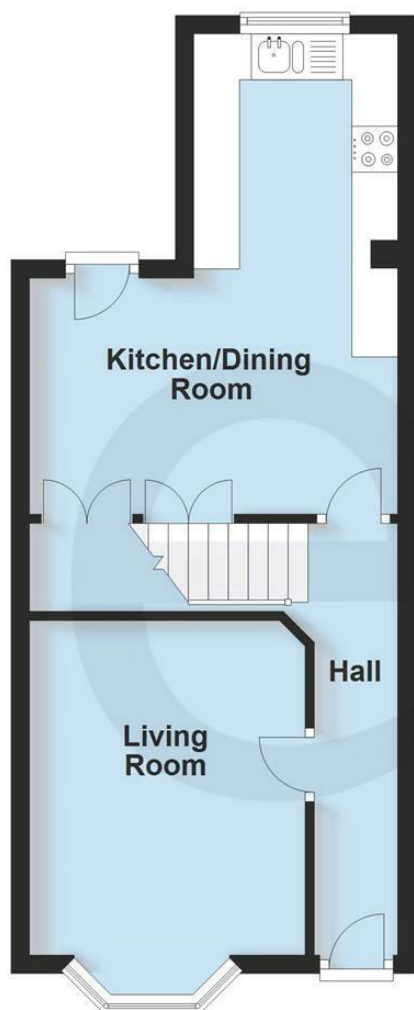
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B	75	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

Ground Floor

Approx. 35.8 sq. metres (385.5 sq. feet)



First Floor

Approx. 29.7 sq. metres (319.6 sq. feet)



Second Floor

Approx. 29.7 sq. metres (319.6 sq. feet)



Total area: approx. 95.2 sq. metres (1024.7 sq. feet)

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