





A most conveniently located two bedroom mid terrace house. Within walking distance of good local amenities including Warwick Town Centre, local shops, Warwick Hospital, and Railway Station. The property comprises a sitting room, a fitted kitchen/diner, two double bedrooms, and a family bathroom. Enclosed garden to the rear. EPC rating E

#### Location

Cherry Street is situated off Coten End and therefore easily accessible to Warwick , Royal Leamington Spa, the M40 motorway and A46 and there are regular bus routes to the surrounding area.

#### Approach

Having entrance door to:

#### Lounge

10'10" x 11'0" (3.31m x 3.37m)

Having built in shelving, fireplace with solid fuel fire, stone hearth and wooden mantle over, solid wood flooring, radiator and ceiling light point, and double glazed sash window to front.

#### Kitchen

8'5" x 12'4" (2.57m x 3.76m)

This fitted kitchen offers a range of base and eye-level cream painted units, some encompassing glass fronts, having wooden worktops with tiled splashbacks, inset ceramic sink and stainless steel mixer tap, integrated Stoves oven and grill with 4-ring gas hob, with stainless

steel splashback and overhead extraction unit, space and plumbing for a washing machine and fridge freezer. There is a radiator, recessed lighting to ceiling, stairs to the first floor and the cellar, double glazed window and double glazed door giving access to the rear.

#### Cellar

11'8" x 10'9" (3.57m x 3.28m)

Accessed from the kitchen.

#### FIRST FLOOR

Landing with access to the loft space, wall light point, and doors to :-



#### Bedroom One

10'10" x 11'1" (3.32m x 3.4m)

Having wooden flooring, fitted wardrobes with hanging rails and shelving to one wall, radiator, ceiling light point, and double-glazed sash window to front.

#### Bedroom Two

8'0" x 5'5" (2.46m x 1.66m)

Having fitted cupboard housing the gas fired central heating boiler, hanging rail and shelving, radiator, ceiling light point and double-glazed window overlooking the rear garden.

#### Bathroom

Having a white suite comprising bath, and shower above, with glass screen, wash hand basin with mixer

tap and mirror above, w.c. and two mirrored storage cabinets. There is a heated towel rail, and double glazed window to the rear.

#### OUTSIDE

There is a gated side access leading to the rear garden which is laid to gravel with a lawned area, flower beds and paved area with shed.

#### Tenure

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

#### Council Tax

This property is in the council band "B" Warwick District Council.

#### 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.

#### Postcode

CV34 4LR

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

Warwick Office  
17-19 Jury St,  
Warwick  
CV34 4EL

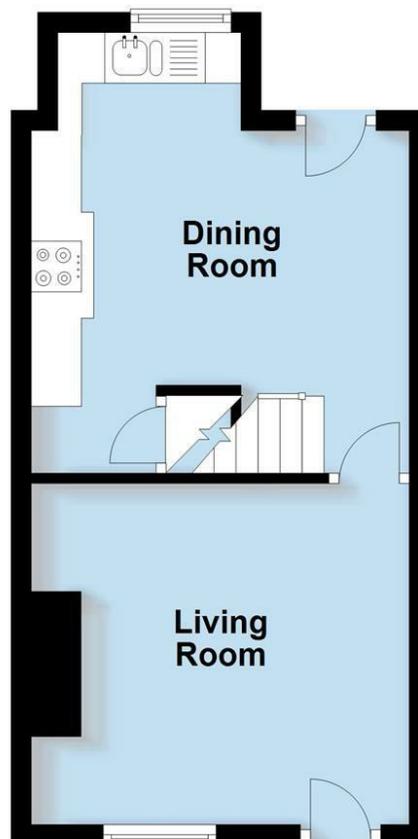
01926 499540 [ehbresidential.com](http://ehbresidential.com)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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

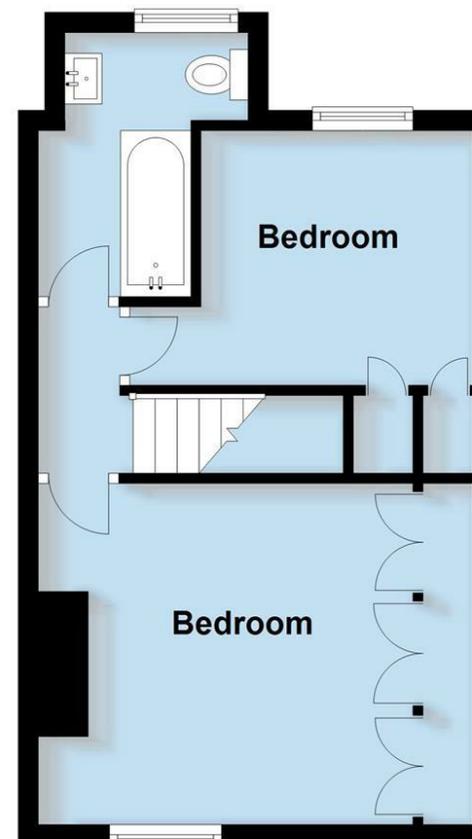
## Ground Floor

Approx. 27.5 sq. metres (296.5 sq. feet)



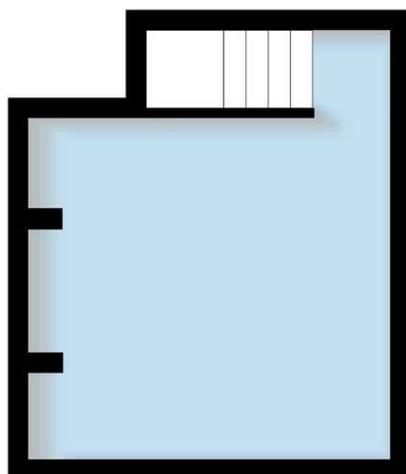
## First Floor

Approx. 31.4 sq. metres (338.3 sq. feet)



## Basement

Approx. 14.2 sq. metres (153.2 sq. feet)



Total area: approx. 73.2 sq. metres (788.0 sq. feet)

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