

ehB
RESIDENTIAL

Your Property - Our Business



67, Hanworth Road, Warwick

Guide Price
£260,000



This traditional double bay fronted family home is conveniently situated within easy reach of the centre of Warwick. The accommodation which retains some nice original features briefly affords: Entrance hall, through lounge/dining room, modern fitted kitchen with integrated appliances, three bedrooms, modern bathroom, gas heating, double glazing where stated, good sized rear garden. No upward chain. EPC E 50

Approach

Through an original part leaded light glazed entrance door with matching windows to either side into:

Reception Hall

Having the original decorative tiled floor, dado rail, picture rail, staircase rising to First Floor. Under stairs cloaks area and meter cupboard. Original doors to:

Living/Dining Room

21'7" x 10'5"

Double glazed bay window to front aspect, projecting chimney breast with a raised display recess, two radiators, serving hatch to Kitchen and a double glazed window to rear aspect.

Fitted Kitchen

16'6" x 5'5" widening to 7'3"

Having a matching range of matching base and eye level

units with wood effect worktops and upturns, inset single drainer sink unit with mixer tap. Built-in AEG electric oven and de Dietrich induction hob with extractor unit over. Space and plumbing for washing machine and tumble dryer, space for upright fridge/freezer. Wall mounted Potterton gas fired boiler, downlighters, original tiled floor and a double glazed casement door and window to rear aspect and garden.

First Floor Landing

Access to roof space with loft ladder. Picture rail, dado rail. Original doors lead to:



Bedroom One

13'8" into bay x 9'0"

Radiator, picture rail and a double glazed bay window to front aspect.

Bedroom Two

10'1" x 9'9"

Radiator, built-in Airing Cupboard, and a double glazed window to rear aspect.

Bedroom Three

Radiator, picture rail and a double glazed window to front aspect.

Bathroom

Modern white suite comprising Spa bath with shower

system over and glazed shower screen. WC, wash hand basin, fully complementary tiled walls, chrome heated towel rail, downlighters, extractor fan and a double glazed window to rear aspect.

Outside

To the front of the property there is a low maintained front garden with low brick wall and a pedestrian gate leading to the recessed porch.

Rear Garden

Which is well proportioned and predominantly laid to lawn. A gate at the rear leads to an enclosed area with useful garden store.

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.

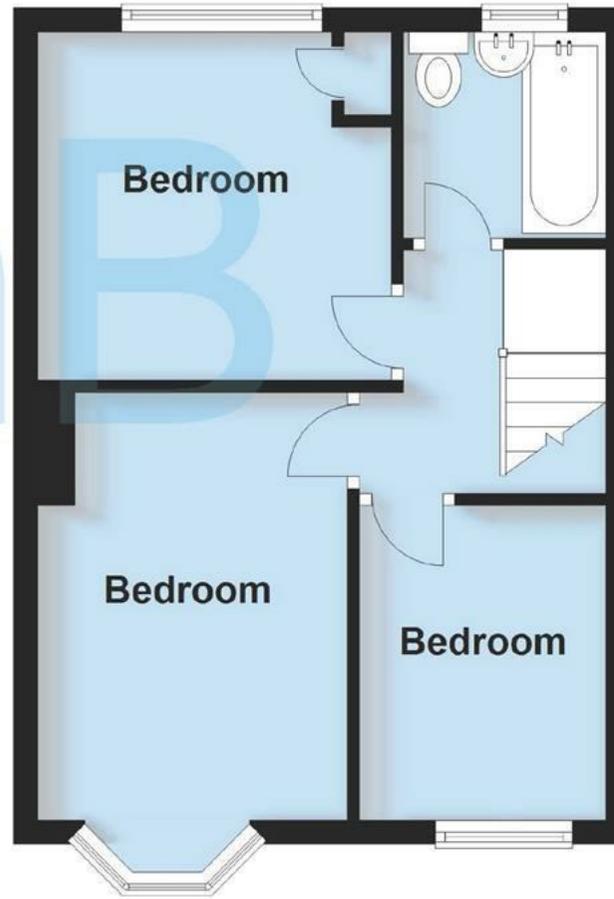
Ground Floor

Approx. 37.3 sq. metres (401.9 sq. feet)



First Floor

Approx. 31.4 sq. metres (337.8 sq. feet)



Total area: approx. 68.7 sq. metres (739.7 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			81
(69-80) C			
(55-68) D		50	
(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

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