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1 St. Nicholas Court, St. Nicholas Church Street, Warwick

Price Guide
£475,000



This totally transformed, three-bedroom characterful home is in a unique, tucked-way courtyard just off St Nicholas Church Street. This is a town centre property with all the benefits of everything being within easy walking distance. The newly renovated accommodation now boasts a brand new kitchen, bathroom, and en-suite shower room, new floor coverings throughout, and a new gas boiler. To the outside, there is a feature landscaped garden with an elevated sun terrace. Parking is provided within the en-bloc garage

space to the front. NO UPWARD CHAIN Energy rating C.

Location

St. Nicholas Court occupies a unique courtyard setting, close to St. Nicholas Church and within walking distance of Warwick Castle, St. Nicholas Park, and the River Avon. The property is situated a little over a quarter of a mile from the main centre of the town and a short distance from the shops in Smith Street and St Johns.

Approach

Through a UPVC double glazed entrance door into:

Entrance Lobby

Downlighters, wood effect floor, UPVC double-glazed windows, built-in meter/storage cupboard and a glazed door to:

Spacious Living Room

19'10" x 16'8" (6.07m x 5.10m)

Painted ceiling beams, inset downlighters, two radiators, large double-glazed bow window to front





aspect with display sill overlooking the garden, stairs to the first floor, and door to:

Newly Fitted Kitchen

13'9" x 8'4" (4.21m x 2.56m)

Having an attractive range of matching base and eye level units, complementary wood worktops, and tiled splashbacks. Built-in electric double oven and grill with storage cupboards above and below. Integrated dishwasher and induction hob with extractor unit over. New concealed gas-fired boiler,

double doors house space, plumbing, and power for a washing machine. vertical radiator, useful under-stairs storage, wood effect floor, downlighters, and a double-glazed window to the front aspect. Door to:

Cloakroom

White suite comprising WC with a concealed push button cistern, vanity wash hand basin with tiled splashbacks and storage cupboard below, extractor fan.



From the Living Room a turned staircase rises to:

First Floor Landing

Access to roof space, built-in linen/storage cupboard. Doors to:

Bedroom One

12'8" x 11'6" (3.88m x 3.53m)

Downlighters, radiator, and a double-glazed window to the front aspect. Door to:





New En-Suite Shower

White suite comprising WC with a concealed push button cistern, vanity wash hand basin with storage cupboard below. Corner shower enclosure with shower system, downlighters, chrome heated towel rail, and extractor fan.

Bedroom Two

14'1" x 8'7" (4.30m x 2.63m)

Radiator and a large roof light with a remote control blind.

Bedroom Three

10'1" x 8'3" (3.08m x 2.53m)

Radiator, ceiling light point, and a double-glazed window to the front aspect.

New Bathroom

White suite comprising bath with mixer tap and shower system over, vanity wash hand basin with storage cupboard below, WC with a concealed cistern, chrome heated towel rail, downlighters, and extractor fan.

Outside

To the front elevation is a well-maintained and good-sized garden. As you exit from the property there is a paved patio and a nice-sized area of lawn with well-defined borders and well-stocked beds. A crazy paved pathway leads to the sun trap of a hard landscaped, raised patio - perfect for alfresco dining or a G&T. A pathway leads to the garage located en bloc. Accessed from the front via a white up and over door and having light and power. There is parking for one car to the front of the garage.





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 and cannot give warranties in these respects. Interested parties are invited to make their own enquires.

Council Tax

The property is in Band "C" - Warwick District Council

Postcode

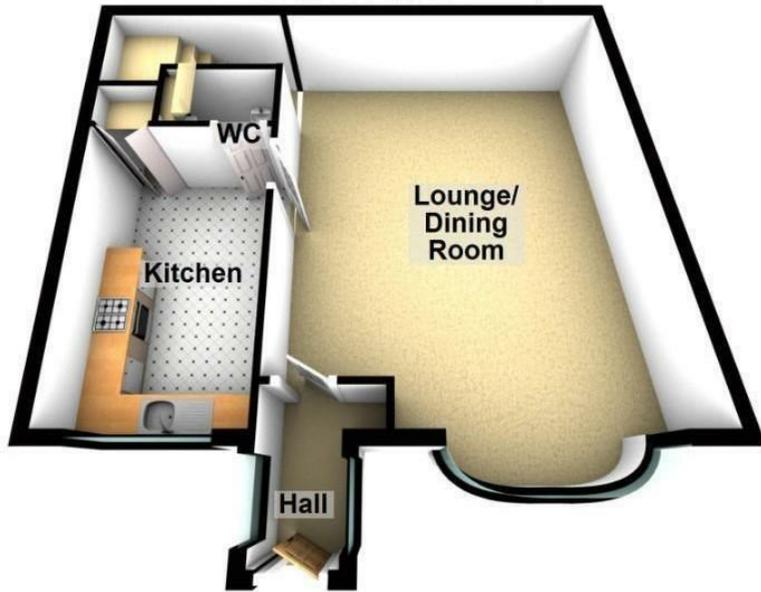
CV34 4JY



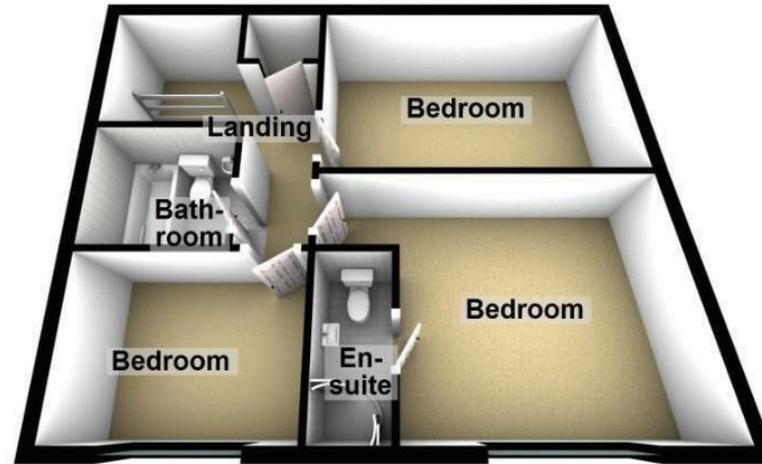
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Ground Floor



First Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		73	
(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

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