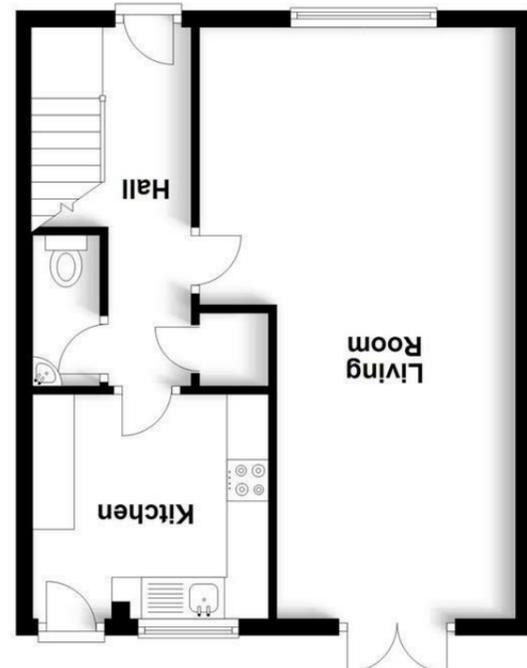


**First Floor**  
 Approx. 41.5 sq. metres (447.0 sq. feet)



**Ground Floor**  
 Approx. 41.5 sq. metres (447.0 sq. feet)



Total area: approx. 83.1 sq. metres (894.1 sq. feet)  
 This plan is for illustration purposes only and should not be relied upon as a statement of fact

Energy Efficiency Rating	
Potential	Current
85	60

Energy Efficiency Rating	
Very energy efficient - lower running costs	Not energy efficient - higher running costs
A (92 plus)	G (1-20)
B (81-91)	F (21-30)
C (69-80)	E (39-54)
D (55-68)	D (55-68)
E (39-54)	C (69-80)
F (21-30)	B (81-91)
G (1-20)	A (92 plus)

EU Directive 2002/91/EC  
 England & Wales



3 Castle Court Castle Lane  
 Warwick CV34 4EB  
 Guide Price £395,000



# 3 Castle Court Castle Lane Warwick CV34 4EB

Charming end of mews house occupying a truly central location, opposite the old castle wall and moments from the bustle of the historic county town centre. The property offers a reception hall, cloakroom plus double aspect sitting / dining room and kitchen both providing access to the walled courtyard garden. On the first floor there are two double bedrooms and a bathroom. At the rear there is a single garage on block. The property is being sold with the benefit of no onward chain.

## Reception Entrance Hall



Aluminium frame double glazed front door. Radiator. Under stairs cupboard housing the electric meter. Staircase to the first floor. Honeywell central heating thermostat. Built in full height cloaks/storage cupboard.

## Cloakroom

Close coupled W.C. Corner wash hand basin. Extractor fan.

## Kitchen

8'11" x 9'3" (2.72m x 2.83m)



Fitted with a range of white fronted units. Inset single drainer stainless steel sink with cupboard space under. Four base units with work surfaces over and walls tiled around the splash areas. Double wall cabinet with glazed doors. Double and single full height wall storage cupboards. Integrated washing machine. Radiator. Tiled floor. Wall mounted Potterton gas fired central heating boiler. Digital programmer. Window and door to rear fitted with secondary glazing.

## Sitting / Dining Room

23'5" x 12'5" sitting & 9'4" dining (7.15m x 3.81m sitting & 2.86m dining)



Wooden fire surround, granite hearth and fitted with coal effect gas fire. Three wall light points. Two radiators. TV aerial lead. Telephone point. Serving hatch from kitchen. Window to front fitted with secondary glazing providing a pleasant view up Castle Lane and the old castle wall. Glazed double doors with secondary glazing providing view and access to the rear walled courtyard garden.



## Spacious First Floor Landing

Airing cupboard housing the hot water cylinder, slatted linen shelving. Access to insulated and boarded loft space.

## Bedroom One

12'6" x 10'11" (3.82m x 3.35m)



Radiator. Window to front fitted with secondary glazing. Walk in wardrobe 1.9m x 1.2m rail and shelving

## Bedroom Two

9'4" x 9'10" (2.86m x 3.01m)



Range of built-in wardrobes along the width of one wall and with cupboard space over. Radiator. Window to rear fitted with secondary glazing.

## Bathroom

9'4" x 5'6" (2.85m x 1.7m)



Avocado coloured suite. Bath. Pedestal wash hand basin. Walls tiled around the splash areas. Close coupled W.C. Radiator. Two windows fitted with secondary glazing.

## Outside

The property stands behind an attractive front garden which is mostly paved and with well stocked flower and shrub beds and borders. Stone wall with railing to front boundary and brick wall to sides.

## Rear Garden

30'6" x 19'8" (9.3m x 6m)



Typical walled courtyard garden which is mostly paved for ease of maintenance and with raised beds and borders enclosed by high wall. Gate providing pedestrian rear access.

## Garage

16'9" x 8'0" (5.13m x 2.44m)



Up and over door. Electric light.

## General Information

SERVICES: All mains services are connected to the property. LOCAL AUTHORITY: Warwick District Council. COUNCIL TAX BAND: The property is in Council Tax Band E £2536.46 2022/23. TENURE: The property is FREEHOLD. Vacant possession will be given upon completion. FIXTURES & FITTINGS: Included in the sale price are all the items of fixtures and fittings mentioned in these sales particulars. VIEWING: Through the Agents DONALD CARTER & PARTNERS on 01926-492422, or e-mail sales@donaldcarter.co.uk who will be pleased to make appointments for interested applicants to view.

These particulars are produced as a guide to the property only and whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of any offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.