



Albert Street, Warwick, CV34 4JX

**SHELDON
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Property Description

Offered for sale with no chain and being freshly decorated a mid terrace period property positioned in a highly sought after location giving superb access to Warwick town centre, local train station plus the attractive Priory Park.

This property is set over three levels and comprises of a lounge and separate dining room, kitchen and utility giving access to the rear garden. To the first floor there are two bedrooms and a family bathroom, whilst the top floor offers a generous bedroom and useful under eaves storage with a Velux window and so offering a variety of uses.

Outside to the rear there is a private garden, set over two levels and made up of a lawned area and patio.

This lovely home would make an ideal purchase for first time buyers or a younger family.



Key Features

- Chain free purchase
- Sought after residential area
- Easy reach of town centre and train station
- Period mid terrace property
- Private rear garden
- Arranged over three floors
- Living room and dining room
- Spacious main bedroom
- Recently decorated throughout
- Energy rating E

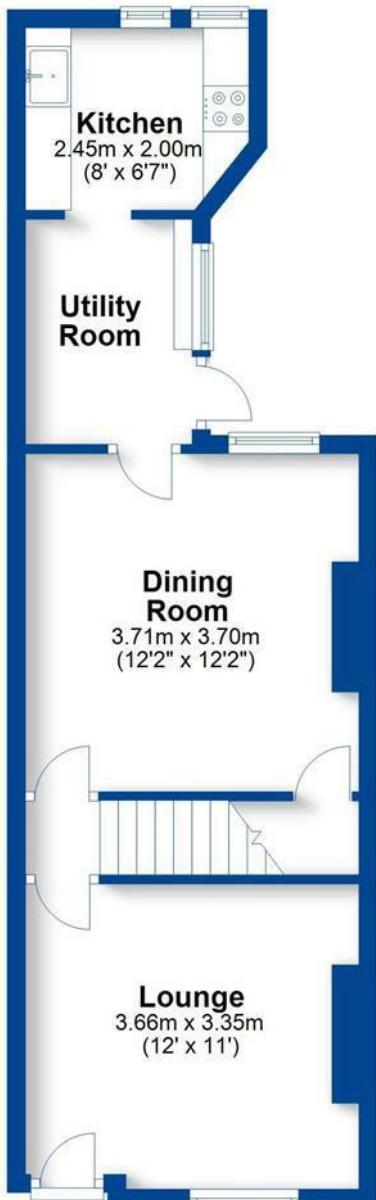


**Guide Price
£305,000**



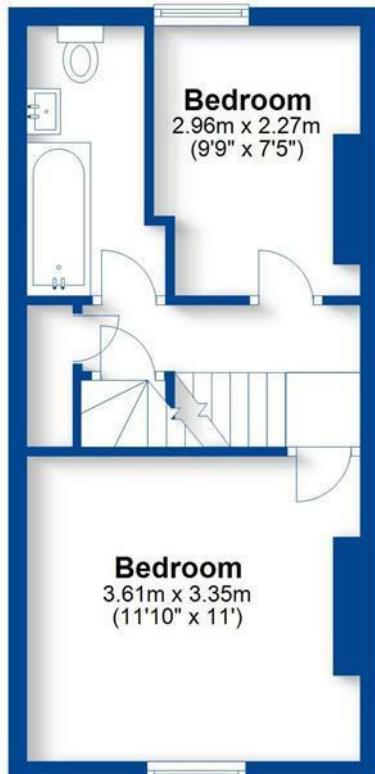
Ground Floor

Approx. 39.3 sq. metres (423.1 sq. feet)



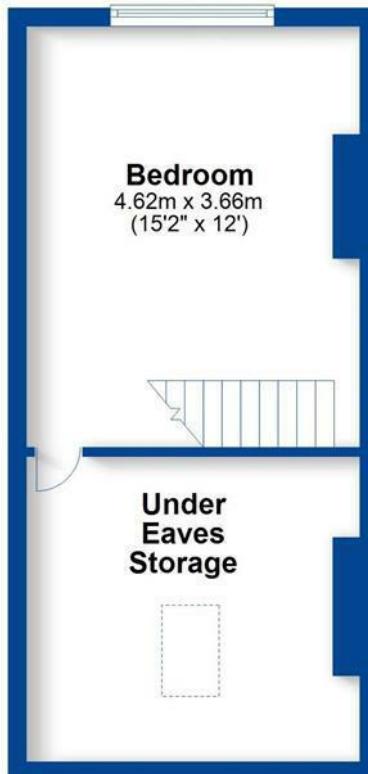
First Floor

Approx. 29.5 sq. metres (317.9 sq. feet)



Second Floor

Approx. 16.9 sq. metres (182.0 sq. feet)



EPC Rating - E

Tenure - Freehold

Council Tax Band - C

Local Authority
Warwick

Total area: approx. 85.8 sq. metres (923.1 sq. feet)

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



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