

## VINE LANE, WARWICK CV34 5BE



**A fine example of a Victorian semi-detached home. Presented in immaculate condition throughout, with three bedrooms and in a fabulous location for easy access into Warwick town center, the train station and hospital. Early viewing is essential to appreciate the property we have on offer.**

- Victorian, Semi Detached Home
- Off Street Parking for Two Cars
- Large, Private, Fore Garden and Enclosed Rear Garden
  - Living Dining Room
  - Modern Fitted Kitchen
  - Three Double Bedrooms
- Family Bathroom with Four Piece Suite
- Fabulous School and Rail Links
- Popular Residential Location
- EPC - D

**3 BEDROOMS**

**PRICE GUIDE £385,000**

A spacious three bed semi-detached Victorian home, which has been lovingly renovated by the owners to include a modern kitchen and bathroom, replacement windows and boiler.

The property is in the school catchment area for Coten End Primary and Myton Secondary School. Warwick train station and Warwick hospital are within easy walking distance.

This home has the benefit of a good size fore-garden and an enclosed courtyard style, low maintenance garden to rear. There is a good size open plan living/dining room, fitted kitchen with granite work surface. To the first floor there is a large master bedroom, second bedroom and a modern fitted bathroom with underfloor heating. The loft has been converted to provide a third, good size bedroom.

To the front there is off street parking for two cars.

### **Entrance Hall**

Access to the property is via a hardwood front door with two stained glass obscured glaze panels, leading into entrance hall. Light point to ceiling with ceiling rose. Victorian style cast iron but modern radiator.

Stairs lead up to first floor landing. Original door leads into

### **Living Dining Room 24'3" x 11'8" (7.402m x 3.572m)**

There is an open plan living dining room. The flooring of which defines the two areas. To the living room you have wooden parquet flooring, original, recently fitted, double glazed sash windows to front elevation with large oak veneer sill providing window seat and the added benefit of storage underneath. Victorian style cast iron modern fitted radiator to match that of the entrance hall. Light point to ceiling with ceiling rose.

Feature fireplace with tiled slate hearth, wrought iron surround including original tiles. There is a Victorian cast iron mantle and surround painted cream. Cast iron fire basket finishes off the effect.

Various electric sockets, TV point and phone point. All light switches and electric sockets are high gloss chrome.

To the dining area there is tiled flooring. Original, recently fitted, double glazed, sash window to rear elevation. Light point to ceiling with ceiling rose. Cast iron Victorian style radiator to match the others.

Inglenook fireplace with black wrought iron wood burner with slate hearth. Curtain pole and blind fitted to window. Original double storage cupboards providing useful shelved storage.

Original door with high gloss Victorian style chrome door furniture leads into

### **Kitchen 7'8" x 9'11" (2.36m x 3.04m)**

Quarry tiles to floor. UPVC sash windows to side elevation overlooking the courtyard style garden. Modern chrome light fitting to ceiling.

Kitchen is fitted with a range of base and wall units in a solid wood frontage with a brush chrome handle, granite work surface and granite upstand.

There is a built in stainless steel Neff double electric oven with a stainless steel four ring Neff gas hob, stainless steel splash back and stainless-steel extractor over. Built in stainless steel Neff microwave.

Integrated slimline dishwasher and integrated under counter fridge. White ceramic butler sink with chrome and white swan neck mixer tap. There are also brushed chrome electric sockets and fuse switches.

Chrome modern radiator to wall. Original door leading down to into the cellar which has light and being of single chamber provides storage for the home. Composite door leads to side elevation, gives access out into the courtyard style rear garden.

### **Landing**

From the entrance hall carpeted stairs lead up to the first floor landing. Solid oak and chrome hand rail. Light point to ceiling with ceiling rose. Original doors give access into all rooms. Low-level door providing storage in an over stairs position.

**Master Bedroom 14'10" x 12'0" (4.529m x 3.661m)**

Continuation of neutral décor, with one feature wall. Light point to ceiling with ceiling rose. Newly fitted carpeted floor. Original style recently fitted, double glazed sash windows to front elevation, curtain poles above both. Two cast iron Victorian style radiators. Feature fireplace with Victorian style tiling. Various high gloss chrome electric sockets and light switches.

**Bedroom Two 11'11" x 9'0" (3.642m x 2.768m)**

This room benefits from having the original picture rail. Light point to ceiling to ceiling rose. Carpet to floor, Newly fitted, original style, sash window to rear elevation, Cast iron Victorian style radiator. High gloss chrome electric sockets and light switches.

**Bathroom**

Modern four piece fitted bathroom including a large white bath with white panel, thermostatically controlled mixer tap in middle position with shower attachment. Walk in wet room style shower with white shower tray, curved safety glass and chrome shower screen with chrome shower head in a watering can style and chrome shower controls. Low level WC pedestal wash hand basin with modern chrome hot and cold mixer tap. Two chrome heated towel rails (one next to bath and one between airing cupboard and shower). Slate affect tiled floor with underfloor heating. Walls tiled to full height in a glossed marble affect tile. UPVC obscured glazed sash window to rear elevation. Light point to ceiling. Full length mirror fronted cabinet. Original door which houses the airing cupboard where the boiler is installed which still has 8 years remaining on the guarantee and is regularly serviced and is currently on the Nest control system, slatted shelves provide further storage.

From the landing, carpeted stairs with an oak and chrome hand rail with original banister leads up to the third room. There is a UPVC double glazed window at the small landing area with light fitting from ceiling rose.

**Bedroom Three 12'8" x 11'3" (3.868m x 3.444m)**

Fire door leads into the room which is carpeted to floor, neutral décor to walls and ceiling. UPVC double glazed window to rear elevation and UPVC double glazed window to side elevation. Light point to ceiling. Gas central heating radiator, high gloss chrome sockets and light switch. Low level door allows access into the loft style storage.

**Utility/Outside Storage 12'1" x 8'3" (3.705m x 2.527m )**

From the garden there is a utility area which has brick walls painted white. Polypropylene roof, light point to ceiling, wood affect cushioned flooring. Power and plumbing for washing machine and tumble dryer plus other electric sockets. UPVC double glazed French doors give access from the garden. There are also large single glazed wooded framed windows.

**Outside**

To the front of the property is a good sized fore garden which is to the majority laid to lawn, but also has a hard landscaped seating area. There is off street parking for two cars.

To the rear of the property is a good sized courtyard style garden which has got the original blue bricks and then a Cotswold stone as well as an area of astro turf. To one border there is the original wall. The other borders have recently replaced 6ft high fencing running the entire length of the garden. A full height gate takes you round to the front of the property. Outside lighting and tap. The brickwork to the side and rear elevations have all been re-pointed.

**Services**

All mains services are believed to be connected.

**Tenure**

We believe the property to be Freehold. The agent has not checked the legal status to verify the Freehold status of the property. The purchaser is advised to obtain verification from their legal advisers.

**Council Tax**

We understand the property to be Band C.

**Viewing**

Strictly by appointment through the Agents on 01926 411 480.

**Special Note**

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

**Photographs**

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

**Disclaimer**

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute and part of an offer or contract. The seller does not take make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide; about the property is verified on inspection and also by your conveyancer.

**Management Department**

For all enquiries regarding rental of property, or indeed management of rented property, please contact Pauline Carrera-Silva on (01926) 438123

**Survey Department**

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance Valuations, together with Rent Reviews, Lease Renewals, and other professional property advice.

Hawkesford are also able to provide Energy Performance Certificates Telephone (01926) 438124.



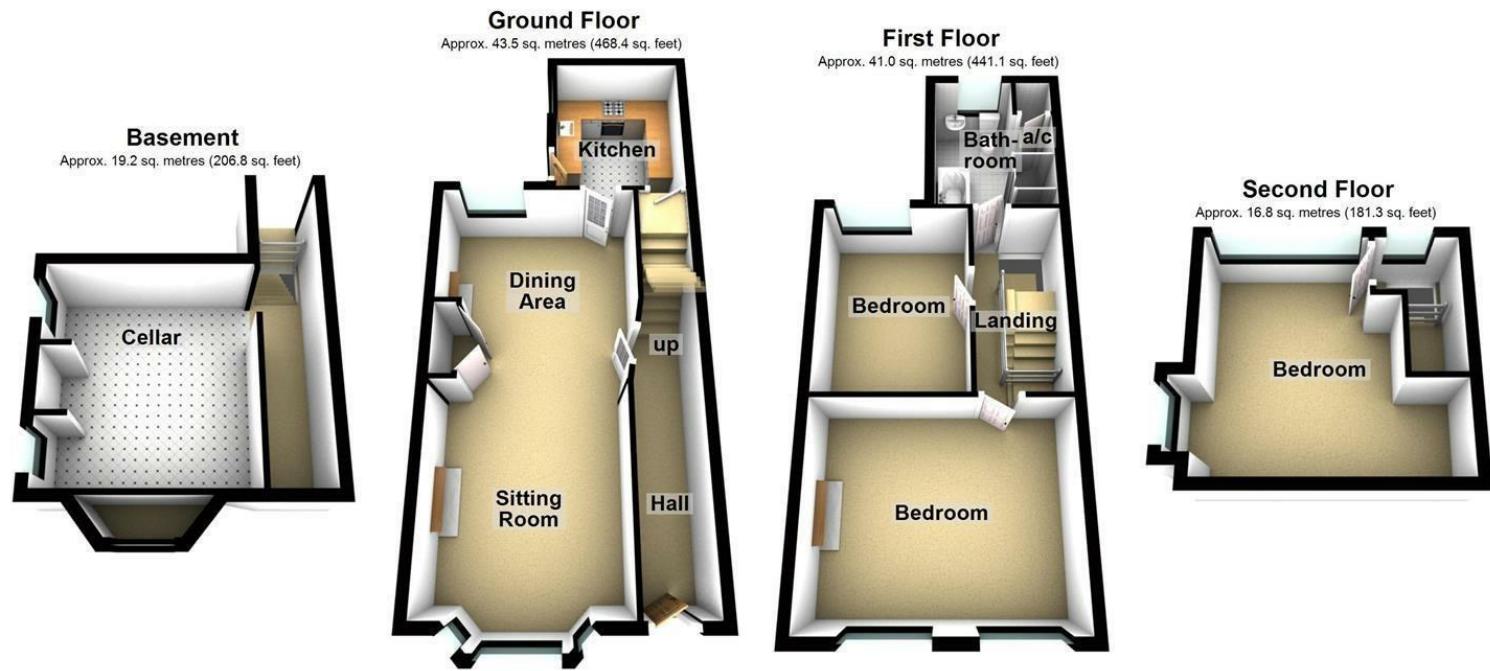












Total area: approx. 120.6 sq. metres (1297.7 sq. feet)

| Energy Efficiency Rating                                   |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| Very energy efficient - lower running costs<br>(92 plus) A |                         |           |
| (81-91) B  |                         |           |
| (69-80) C  | 79                      |           |
| (55-68) D  | 58                      |           |
| (39-54) E  |                         |           |
| (21-38) F  |                         |           |
| (1-20) G   |                         |           |
| Not energy efficient - higher running costs                |                         |           |
| England & Wales  | EU Directive 2002/91/EC | EU        |

| Environmental Impact (CO <sub>2</sub> ) Rating                                 |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions<br>(92 plus) A |                         |           |
| (81-91) B  |                         |           |
| (69-80) C  |                         |           |
| (55-68) D  |                         |           |
| (39-54) E  |                         |           |
| (21-38) F  |                         |           |
| (1-20) G   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions                |                         |           |
| England & Wales  | EU Directive 2002/91/EC | EU        |

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