



Albert Street, Warwick Offers in excess of €325,000

*Distinctive
Collection*







Albert Street Warwick, CV34 4JX

Offers in excess of
£325,000

Nestled in the heart of Warwick on Albert Street, this charming Victorian terraced home offers a delightful blend of character and modern convenience. With two spacious reception rooms, this property provides ample space for both relaxation and entertaining. The three bedrooms are perfect for families or those seeking extra room for guests or a home office.

One of the standout features of this home is the large garage located at the rear, providing valuable storage space or the potential for a workshop or secure parking. Additionally, the presence of solar panels reflects a commitment to sustainability and energy efficiency, which is increasingly important in today's world.

The location is truly exceptional, with easy access to the town centre, local hospital, and train station, making it ideal for commuters and those who enjoy the vibrancy of town life. This property not only offers a comfortable living space but also the convenience of nearby amenities and transport links.

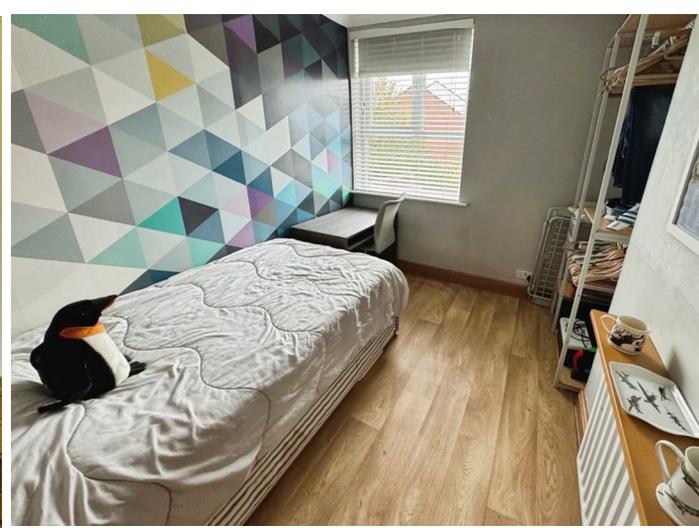
In summary, this Victorian terrace home on Albert Street is a wonderful opportunity for anyone looking to settle in a prime location in Warwick, combining traditional charm with practical features for contemporary living.



- Town Centre Location
- Large Garage to Rear
- Pretty Rear Garden
- Dining Room with Feature Fireplace
- Living Room with Gas Fire
- Fitted Kitchen
- Double Bedroom and Single Bedroom on the First Floor
- Main Bedroom with Dressing Room/Office on the Second Floor
- Family Shower Room
- EPC - D









The Property

Dining Room

11'0" x 10'11" (to chimney breast wall)

Entrance to the property is a wooden front door being obscure glazed and opening in to the dining room. Original wooden flooring, double glazed window to front elevation and there is a light point to ceiling. Old style, modern gas central heating radiator, feature Victorian style fireplace with a slate tiled hearth with a wooden surround and mantel. Built in storage to either side of chimney breast including a low level double cupboard which houses the fuse box, isolator switch for the solar panels, gas and electrical meters.

From the dining room a solid wooden door leads in to an inner hallway with a continuation of the original wooden flooring, light point to ceiling and a gas central heating radiator. Carpeted stairs lead up to the first floor landing and a solid wooden door leads in the living room.

Living Room

10'11"x 12'1" (from chimney breast wall)

Being carpeted to floor, double glazed, sash style window to rear elevation, light point to ceiling, Victorian style, live flame, coal effect gas fire with a granite hearth and a cast iron surround and mantel. Tall, modern gas central heating radiator and there is an open doorway which houses useful understairs storage.

A solid wooden door gives access in to the kitchen.

Kitchen

15'9" x 5'11"

Two step lead down in to the kitchen, the floor is tiled and there is underfloor heating, three lights point to ceiling and there is a gas central heating radiator, double glazed window to rear and side elevation as well as a double glazed, obscure glazed door to side elevation giving access out in to the garden.

The kitchen is fitted with a range of base and wall units with a light wood effect frontage, brushed chrome handle and a granite effect worksurface. Space and plumbing for washing machine and dishwasher, integrated double electric oven with a four ring, ceramic hob over with a stainless steel extractor over and splashback behind. Stainless steel sink with matching drainer with chrome hot and cold mixer tap, newly fitted gas combination boiler and space for full height fridge.

From the inner hallway, carpeted stairs lead up to the first floor landing. Light point to ceiling, solid wooden doors leading in to all rooms as well as a useful airing cupboard.

Bedroom Two

11'1" x 11'1"

Original wooden flooring, double glazed window to front elevation with gas central heating radiator below, light point to ceiling. Fitted with full height wardrobes with blanket storage above and deep drawers below as well as a corner desk with open shelving above. Two light point to walls either side of bed position.

Bedroom Three

9'9" x 7'8" (from alcove)

Wood effect cushioned flooring, double glazed window to rear elevation, gas central heating radiator.

Shower Room

9'8" x 4'1"

Karndean waterproof flooring, walls are tiled to half height around the majority of the room increasing to high level in the walk in shower, LED spotlights to ceiling and there is a white heated towel rail. The shower room is fitted with a white basin with chrome hot and cold mixer tap, light up mirror above and double drawers below. White low level WC with chrome push flush and a walk in shower with chrome handlebar shower controls and attachments. Obscure glazed, double glazed window to rear elevation and an extractor fan to high level.

Bedroom One

12'1" x 15'2"

Accessed via a wooden stair case which leads up to the main bedroom. Having original wooden floors, double glazed, sash style window to rear elevation, modern Victorian style gas central heating radiator, feature fireplace with tiled hearth, light and loft access to ceiling (the loft is not boarded and houses the wiring etc for the solar panels. The solar panels are owned and currently produce circa £1,000 per annum. They are on a feed in tariff for 25 years with currently 12 years remaining).

A wooden door with a small step up, leads in to the home office/dressing room.

Home Office/Dressing Room

6'6" x 12'0"

Carpeted to floor, Velux window with blind fitted, light point to ceiling and a low level door accesses eaves style storage.

Outside

Accessed from the kitchen is the low maintenance garden, to the majority hard landscaped with well stocked and mature beds. Benefitting from an outside tap and light.

Garage

19'5" x 10'4"

Accessed from the garden via a lockable door and from the front via an up and over garage door. Cement floor with an inspection pit, light and power.

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 D.

Viewing

Strictly by appointment through the Agents on 01926 411 480.

Special Note

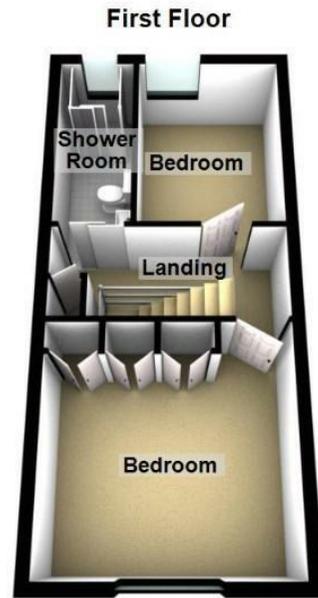
All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

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.



Total area: approx. 94.7 sq. metres (1019.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	74
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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