



Foxes Way | Warwick | CV34 6AX

Price guide £350,000



Foxes Way | Warwick | CV34 6AX

Welcome to Foxes Way, Warwick - a charming end terrace home that offers a perfect blend of comfort and convenience. This delightful property boasts three spacious double bedrooms, ideal for families or those in need of extra space.

Situated in a sought-after location, this home offers great road links, making commuting a breeze. While the property is in need of some modernisation, it presents a fantastic opportunity to create a space that truly reflects your style and preferences.

One of the highlights of this property is its massive plot, providing ample outdoor space for gardening, entertaining, or extending the current property (STPP). With a garage and driveway included, parking will never be an issue for you or your guests.

Don't miss out on the opportunity to make this house your home. Embrace the warmth and comfort that Foxes Way has to offer - schedule a viewing today and start envisioning your future in this lovely property.



- End Terrace Home
- Large Corner Plot
- No Upward Chain
- Walking Distance to Town Centre
- Driveway and Garage
- Three Bedrooms
- Family Shower Room and Down Stairs WC
- Living Room and Conservatory
- Fitted Kitchen
- EPC - C





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(81-81)	B		
(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	



Entrance Hall

Entrance to the property is via a covered porch which leads to the white UPVC, double glazed front door which opens up in to the entrance hall. Being carpeted to floor and having neutral décor to walls and ceiling, light point to ceiling, gas central heating radiator, electric sockets and a phone point.

A white painted door gives access in to the integral garage and an additional white paint door opens up in to the useful storage cupboard. Open archway leads in to the kitchen.

Kitchen

12'10" x 7'4"

Having tile effect flooring, neutral décor to walls and ceiling, white UPVC double glazed windows to front and side elevation, spotlights to ceiling as well as the plinth over window position. The kitchen is fitted with a range of base and wall units in a light coloured, wood effect frontage with a gun mental knob, a melamine work surface over and a tiled splash back. Fitted with a double gas oven with four ring gas hob over and an integrated extractor above, built in slim line dishwasher, stainless steel sink with matching drainer with chrome hot and cold mixer tap and a built in under counter fridge. Various electrical sockets and fused switches, gas central heating radiator and a Valiant gas central heating combi boiler.

Living Dining Room

20'0" x 11'10"

Accessed off the entrance hall via a white painted door and having carpet to floor and a continuation of the neutral décor to walls and ceiling, two light points to ceiling and two light points to wall, two gas central heating radiators, coal effect, live flame gas fire with a marble hearth and surround with wooden mantle, various electric sockets and a TV point. White UPVC double glazed window to side elevation and white, UPVC double glazed, sliding French door to rear elevation leading out in to the conservatory. A white painted door leads in to the down stairs toilet area.

Down Stairs Toilet

Split in to two areas both having tiles to floor and being decorated to walls and ceiling. In the first area it is fitted with a vanity unit with white basin, hot and cold tap and a double cupboard below. A wooden framed, obscure glazed door leads in to the conservatory and a solid white painted door leads in to the toilet and having a light point to ceiling, low level WC and a gas central heating radiator.

Conservatory

13'8" x 10'7"

Being tiled to floor and having neutral décor to walls and ceiling, one wall being solid white UPVC panels and then the remaining of the walls are dwarf with white UPVC double glazed panels and opening windows. Double French doors to rear elevation giving access out in to the garden, light point and fan to ceiling, gas central heating radiator and electric sockets.

From the entrance hall a carpeted staircase leads up to the first floor landing where there is a continuation of the carpet and décor, loft access to ceiling, gas central heating radiator and solid doors leading in to all rooms

Bedroom One

9'10" x 15'1"

Having neutral décor to walls and ceiling, white UPVC double glazed window to rear elevation with gas central heating radiator below, light point to ceiling, electric socket, phone point and useful fitted wardrobes.

Bedroom Two

9'11" x 11'11"

Having neutral décor to walls and ceiling and being carpeted to floor, white UPVC double glazed window to rear elevation with gas central heating radiator below, light point to ceiling, electric sockets and useful fitted wardrobes.

Bedroom Three

9'10" x 11'5"

Having neutral décor to walls and ceiling and being carpeted to floor, white UPVC double glazed window to front elevation with gas central heating radiator below, light point to ceiling and electric sockets .

Shower Room

Being carpeted to floor, walls being tiled to half height around toilet and sink and then high level to walk in shower, gas central heating radiator, light point to ceiling, obscure glazed, double glazed window to front elevation, slimline cupboard providing useful, airing cupboard style storage. Fitted with a pedestal wash hand basin with chrome hot and cold tap, white low level WC and a walk in shower with Mira Sprint electric shower fitted.

Outside

Accessed from the conservatory and having an abundance of well stocked and mature shrubs and plants is the pretty, hard landscaped rear garden. A wooden pavilion provides a perfect spot to sit and relax. A wooden pergola takes you through to the full height gate which gives access to the side elevation, this could provide additional garden space or for an extension (STPP). This area is currently hard landscaped with a blue slate stone.

To the front of the property is a brick weave driveway providing off street parking and a covered porch where there is useful bin storage and a cupboard.

Garage

16'0" x 8'2"

Accessed from the front via an electrically operated roller garage door and also accessible from the entrance hall. Benefiting from light and power and an open doorway leads in to a useful under stairs storage cupboard. The gas and electric meters are housed in here.

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.

1 The Hughes, 24 - 26 Swan Street, Warwick, CV34 4BJ
warwick@hawkesford.co.uk

01926 411 480 www.hawkesford.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

