



Chandley Row, Warwick

*Distinctive
Collection*





Chandley Row

Warwick, CV34 5EG

Guide price €350,000

This immaculately presented townhouse offers a delightful blend of comfort and convenience. With four well-proportioned bedrooms, including three spacious doubles and a good-sized single, this home is perfect for families or those seeking extra space.

The property boasts a family bathroom and an en-suite shower room, ensuring ample facilities for all residents. The reception room is inviting and provides a warm atmosphere for relaxation or entertaining guests.

One of the standout features of this home is the attractive rear garden, which offers a serene outdoor space for gardening, play, or simply enjoying the fresh air.

Location is key, and this townhouse does not disappoint. It is conveniently situated with easy access to Warwick town centre, local shops, inviting pubs, the canal, Warwick Parkway and Warwick train station, making commuting and leisure activities a breeze.

This property is a wonderful opportunity for anyone looking to settle in a vibrant community while enjoying the comforts of a well-maintained home. Don't miss the chance to make this lovely townhouse your own.













The Property

Entrance Hall

Entrance to the property is via a solid door which leads in to the entrance hall. The flooring is tiled in a decorative tile and there is neutral decor to walls and the ceiling. Fitted with a gas central heating radiator, burglar alarm, a fuse box to high level and a light point to ceiling. Carpeted stairs lead up to the first floor landing and a white painted door opens in the living room.

Living Room

3.242m x 4.665m (10'7" x 15'3")

Having carpet to floor and a continuation of the neutral decor to walls and ceiling, white UPVC, double glazed window to front elevation with slatted blind fitted, gas central heating radiator below, LED spotlights to ceiling and there is a modern, electric fire. A wooden framed, glazed door opens in to the kitchen diner.

Kitchen Diner

3.656m x 4.263m (11'11" x 13'11")

Having slate coloured tiles to floor and with a continuation of the neutral decor to walls and ceiling. White UPVC, double glazed window overlooking the garden and a white UPVC, double glazed, double French doors giving access in to the garden and having a cat flap fitted. LED spotlights to ceiling and there is a gas central heating radiator.

The kitchen is fitted with a range of base and wall units in a white, high gloss frontage with a brushed chrome handle and a black, granite effect work surface which continues on to the peninsular. Integrated appliances of a Neff double electric oven, full size AEG fridge freezer, AEG five ring gas burner with a stainless steel splash back and a stainless steel extractor over, stainless steel one and a half bowl sink with matching drainer with chrome hot and cold mixer tap, a slimline, Neue dishwasher and a Hoover washer dryer. The splash back is tiled in a white, high gloss mosaic tile and there is a Valiant gas central heating boiler which was fitted in November 2019 with a full service history and having 4 years left on the guarantee.

A white painted solid door houses a very useful, understairs storage cupboard with light point fitted.

From the entrance hall, carpeted stairs lead up to the first floor landing where there is a continuation of the carpet and neutral decor as throughout the property. Light point to ceiling, gas central heating radiator, white painted doors leading in to all rooms including the airing cupboard which houses the hot water system.

Bedroom Two

3.552m x 4.236m (11'7" x 13'10")

Continuation of the carpet and decor, two white UPVC double glazed windows to rear elevation with slatted blinds fitted, gas central heating radiator, LED spotlights and a pendant light point to ceiling. This room benefits from a huge amount of fitted storage having two double and one single white coloured wardrobe as well as an additional white fronted double wardrobe.

Bedroom Four

2.161m x 3.803 (7'1" x 12'5")

Having continuation of the carpet and neutral decor, white UPVC, double glazed window to front elevation with slatted blinds fitted, gas central heating radiator below, light point to ceiling.

Family Bathroom

Being tiled to floor and to half height to walls around the WC and basin, this increases to full height around the bath and shower area with a glass mosaic border tile. Obscure glazed, UPVC, double glazed window to front elevation with slatted blind fitted, LED spotlights to ceiling and an extractor to high level. Fitted with a chrome heated towel rail, shaver point, white low level WC, white pedestal wash hand basin with chrome hot and cold taps and a white bath with chrome hot and cold mixer tap and shower over bath with chrome handle bar shower controls and a shower head.

From the first floor landing, carpeted stairs lead up to the second floor landing where there is a continuation of the carpet and decor. Light point to ceiling and a gas central heating radiator. White painted doors lead in to both rooms.

Bedroom One

3.545m x 4.267m (11'7" x 13'11")

Having continuation of the carpet and neutral decor, two white UPVC, double glazed windows to rear elevation both with slatted blinds fitted, gas central heating radiator, LED spotlights to ceiling. A white painted door leads in to the en-suite shower room.

En-Suite Shower Room

Being tiled to floor, half height to walls around the basin and WC and to full height in the walk in shower. LED spotlights and extractor to ceiling. Fitted with a white pedestal wash hand basin with chrome hot and cold taps, a white low level WC, chrome heated towel rail, shaver point and a large walk in shower with chrome shower controls and attachments and free standing unit.

Bedroom Three

3.088m x 4.271m (10'1" x 14'0")

Having continuation of the carpet and neutral decor, two white UPVC, double glazed windows to front elevation both with slatted blinds fitted, gas central heating radiator, LED spotlights to ceiling and there is loft access to ceiling with the loft being part boarded and with a light point fitted. Large double fitted wardrobe.

Outside

To the rear of the property is an attractive and enclosed garden. As you enter from the kitchen diner there is a paved patio with outside socket, light and tap. Steps to the side go down to the paved side return which leads to a full height gate giving access out to the front. Returning to the patio, further steps lead down to a well maintained lawn. The garden is finished by a sunken wooden decked area which provides an additional area for outside dining and there is a wooden shed.

To the front of the property is a paved fore garden with a wrought iron perimeter fence with gate which gives access out on to the communal lawned area. Located close by is the allocated parking space.

Council Tax

We understand the property to be Band D.

Special Note

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

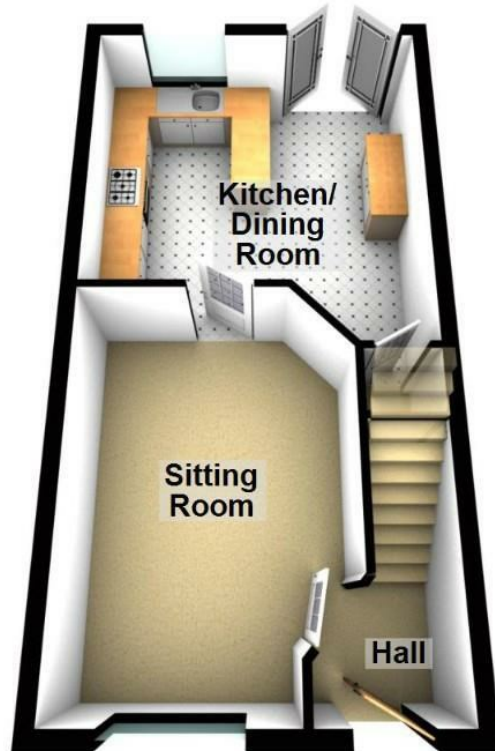
Disclaimer

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.

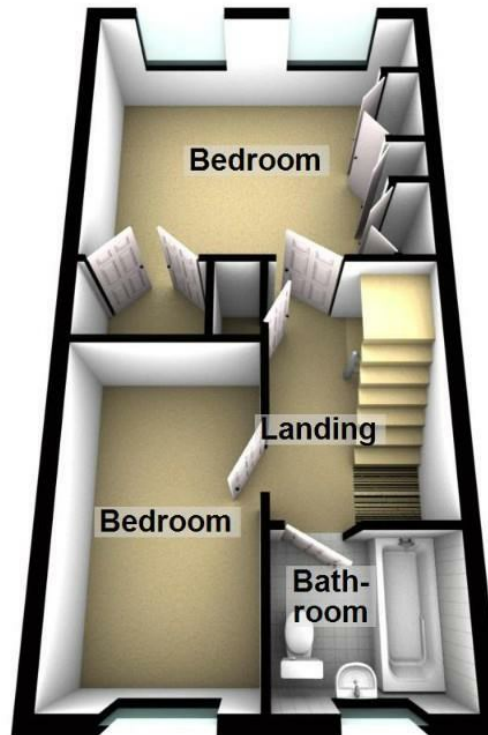
Viewing

Strictly by appointment through the Agents on 01926 411 480.

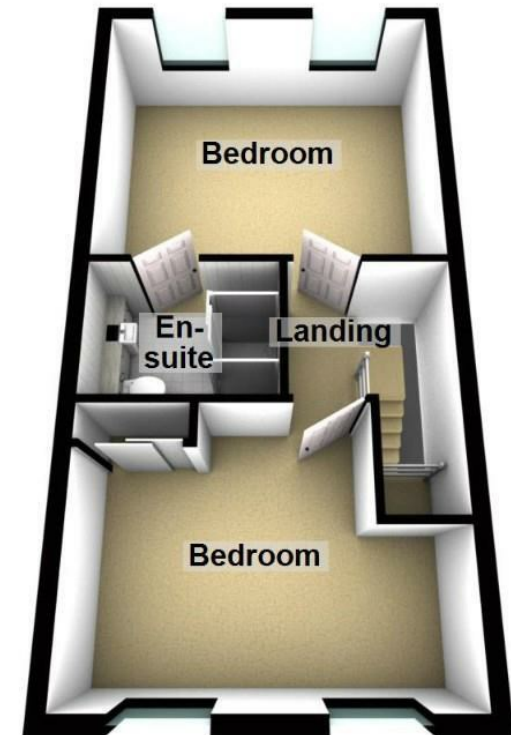
Ground Floor



First Floor



Second Floor



Total area: approx. 108.6 sq. metres (1168.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	79	83
England & Wales EU Directive 2002/91/EC 		

Hawkesford Estate Agents
1 The Hughes, 24 - 26 Swan Street, Warwick, CV34 4BJ
01926 411 480 warwick@hawkesford.co.uk

