

STRATFORD ROAD, WARWICK CV34 6AT



A lovely, traditional, family home on a hugely popular residential street within walking distance of the town centre. Offered with no upward chain and in move in ready condition.

- Detached Home
- Four Bedrooms
- Two Reception Rooms
- Kitchen and Utility Room
- Downstairs Shower Room and Upstairs Family Bathroom
- Driveway Parking
- Enclosed Rear Garden with Rear Access
- Planning Permission Granted for Fabulous Two Storey Extension
- EPC - E (47)

4 BEDROOMS

PRICE GUIDE £550,000

Located on one of the most popular roads leading in to Warwick town center, with fabulous access out on the M40, A46 and associated road networks. This four bedroom family home has been extended to increase the size of the kitchen and the forth bedroom. There have also been plans drawn up and approved for a fabulous, two storey extension to the rear.

This has been a successful rental property for a number of years and is now ready for the next owner to take it on to achieve its full potential.

Accommodation in brief; Entrance Hall, Living room, Dining Room, Kitchen and Utility Room, Downstairs Shower Room, Three Double Bedrooms, Single Bedroom/Study and a Family Bathroom. Large Enclosed Garden with Rear Access, Driveway Parking.

NO UPWARD CHAIN

Entrance

Access to the property is via a solid wood front door which opens up in to the entrance hall. Carpeted to floor and with neutral décor to walls and ceiling, gas central heating radiator, stained glass windows to either side of the front door, light point to ceiling and there is an electric socket. Solid white painted door opens in to under stairs storage which has the benefit of a light point and an additional lower level door houses the fuse box and provides further storage.

Shower Room 6'9" x 7'7" (2.075m x 2.335m)

Tiled to floor and with neutral décor to walls and ceiling, walls being tiled to full height around the sink and walk in shower. Obscure glazed window to rear elevation and there is a white heated towel rail. Fitted with a white toilet, pedestal wash hand basin with chrome hot and cold taps, large corner shower with a Triton electric shower fitted. There are spotlights to the ceiling.

Dining Room/Reception One 12'6" x 13'1" into the bay window (3.816m x 3.994m into the bay window)

Carpeted to floor and having neutral décor to walls and ceiling, white UPVC double glazed, bay window to front elevation, gas central heating radiator, light point to ceiling from ceiling rose and there are electric sockets.

Living Room/Reception Two 12'6" x 13'2" (3.834m x 4.024m)

Carpeted to floor and with neutral décor to walls and ceiling, bay window to rear elevation with white UPVC, double glazed, single door to rear elevation leading out in to the garden with glazed panels to either side along with opening windows, light point to ceiling from ceiling rose, gas central heating radiator, various electric sockets and TV point. Feature, wrought iron, original style fireplace.

Kitchen 17'0" x 8'6" (5.202m x 2.601m)

Being tiled to floor and with neutral décor to walls and ceiling, bay window to front elevation being UPVC double glazed, gas central heating radiator and there is a light point to ceiling. The kitchen is fitted with a range of base and wall units in a country style, cream frontage with a wooden butcher block work surface, the splash back is tiled in a dark and pale blue tile, various electric sockets and fused switches, fitted with an under counter freezer, built in dishwasher, built in high level fridge, white ceramic, butlers sink with chrome hot and cold mixer tap, Belling Range Oven with two large electric ovens, grill and warming drawer with a 7 ring gas hob with a Belling extractor above.

An open archway leads in to the utility room.

Utility Room 14'8" 5'9" increasing to 9'5" (4.472m 1.776m increasing to 2.891m)

Continuation of the flooring and neutral décor, light well to ceiling, double glazed, single door to rear elevation giving access out in to the garden with glazed panels and opening windows to either side. Two light points to ceiling, gas central heating radiator, electric sockets, Glowworm gas central heating boiler, space and plumbing for washing machine, space for tumble dryer and space for full height fridge freezer.

From the entrance hall, carpeted stairs lead up to the small first landing where the stairs split - three stairs lead up to the main landing where there is a continuation of the carpet and décor, light point and loft access to ceiling. From the first landing three further stairs lead in to bedroom three.

On the main landing white doors lead in to all rooms.

Bedroom One 10'6" x 13'2" going in to the bay window (3.219m x 4.023m going in to the bay window)

Continuation of the carpet and décor, double glazed window to rear elevation over looking the garden, light point to ceiling, gas central heating radiator, electric sockets.

Bedroom Two 11'1" x 13'1" (3.400m x 4.002m)

Continuation of the carpet and décor, double glazed window to front elevation, light point to ceiling, gas central heating radiator and electric sockets.

Bedroom Four/Study 7'8" x 7'9" (2.354m x 2.384m)

Continuation of the carpet and décor, double glazed window to front elevation, light point to ceiling, gas central heating radiator and electric sockets.

Family Bathroom 7'9" x 9'0" (2.368m x 2.747m)

Cushioned flooring, neutral décor walls and ceiling, obscure double glazed window to rear elevation with additional original obscure glazed window to rear elevation. Fitted with a white heated towel rail, spotlights to ceiling, corner toilet, pedestal wash hand basin with chrome hot and cold mixer tap, white bath with chrome hot and cold mixer tap with electric shower fitted, high level louvered door which houses the hot water tank and provides airing cupboard storage.

Bedroom Three 15'7" x 8'0" (4.757m x 2.455m)

Continuation of the carpet and décor, double glazed windows to front rear elevation, light point to ceiling, gas central heating radiator, electric sockets.

Outside

To the rear of the property is an enclosed garden with double gates to allow entry for cars (if required) big machinery (for any building works) or simply for bikes, removal of rubbish etc.

The garden is accessed from the house via the living room or utility room. As you exit the property there is a crazy paved patio and a good sized lawn and well stocked and mature flower beds. Outside lighting and an outside tap.

To the front of the property there is driveway parking for at least three cars.

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 E.

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.

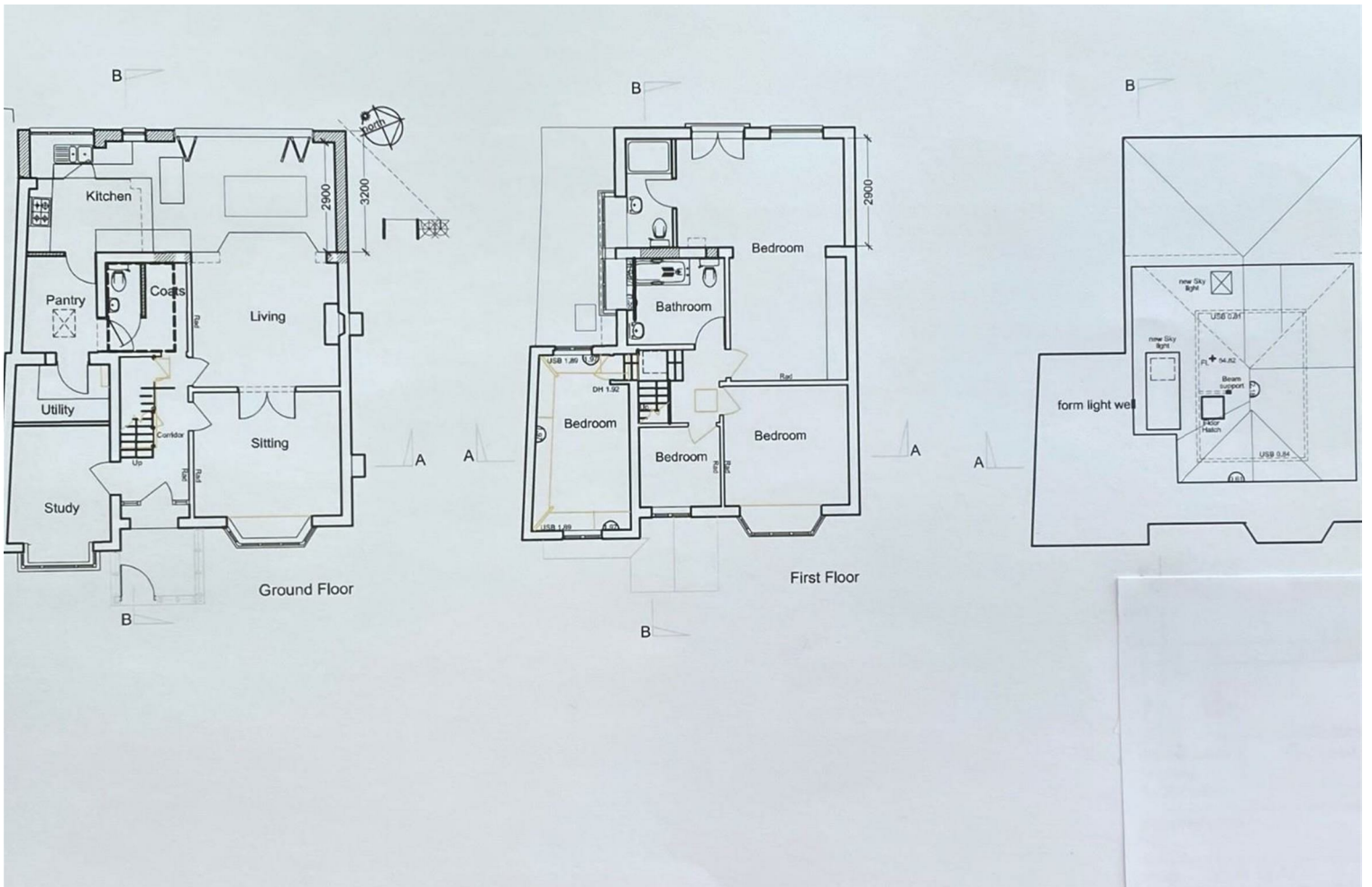


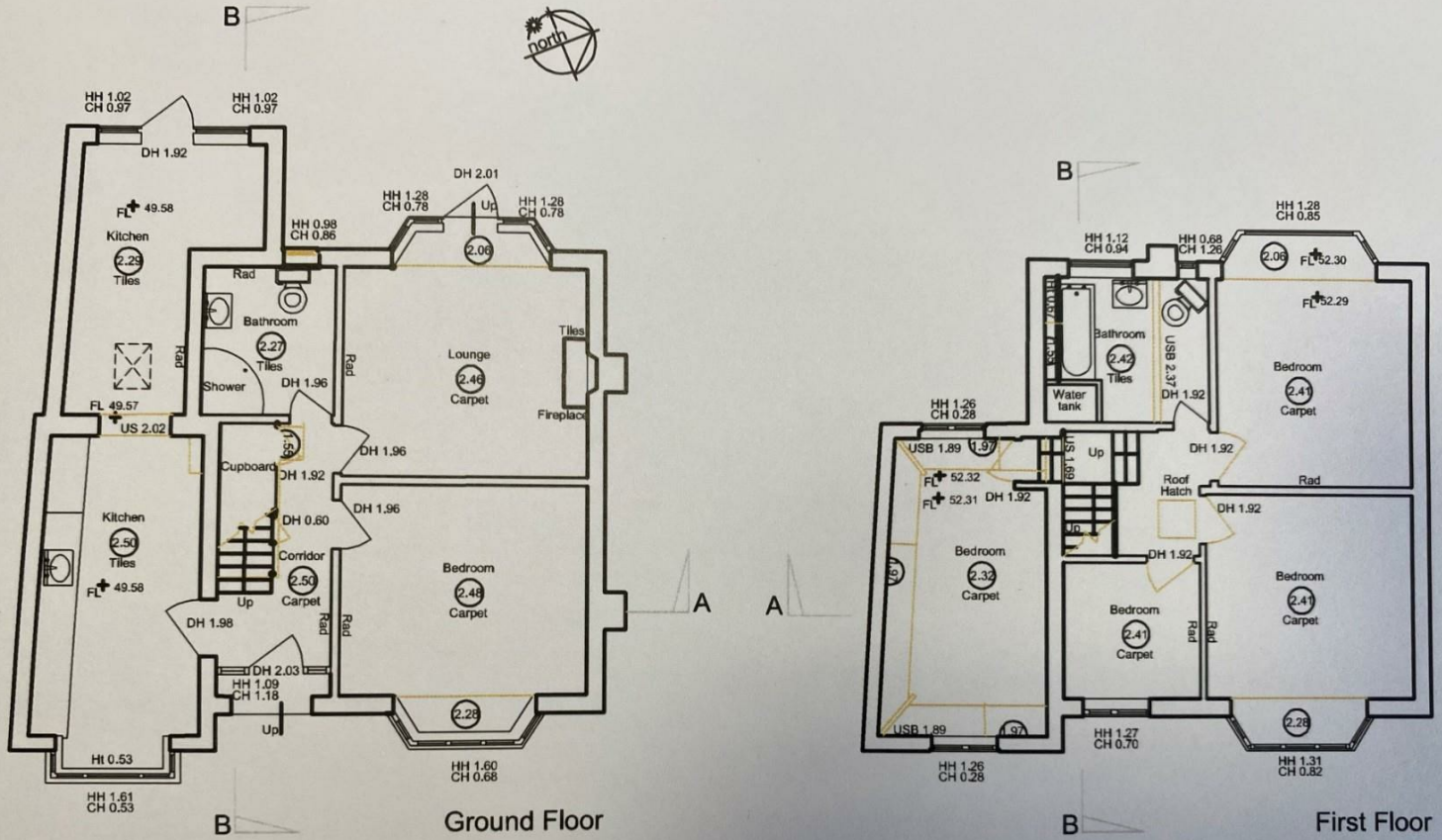












Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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