

## CHARLES STREET, WARWICK CV34 5LQ



### THREE BEDROOM FAMILY FRIENDLY SEMI DETACHED HOME, LOCATED CLOSE TO LOCAL AMENITIES AND SCHOOLS.

- Three bedroom semi-detached family home
  - Open plan living space downstairs
    - Large enclosed rear garden
- Driveway parking for several cars
  - Close to local amenities
  - Walking distance to schools
  - Convenient transport links
- EPD - D

3 BEDROOMS

£380,000

Nestled on the charming Charles Street in Warwick, this delightful three-bedroom semi-detached family home offers a perfect blend of comfort and convenience. The property boasts an inviting open-plan living area on the ground floor, creating a spacious and airy atmosphere ideal for family gatherings and entertaining guests.

The well-designed layout ensures that the living space flows seamlessly, making it a wonderful environment for both relaxation and socialising. Upstairs, you will find three bedrooms and family bathroom, providing ample space for family members or guests.

One of the standout features of this home is the large enclosed rear garden, which offers a private outdoor sanctuary for children to play or for adults to unwind in the fresh air. The garden presents a fantastic opportunity for gardening enthusiasts or those who simply wish to enjoy al fresco dining during the warmer months.

Additionally, the property benefits from driveway parking, accommodating several vehicles, which is a significant advantage in this sought-after area. Located close to local amenities and schools, this home is perfectly positioned for families seeking a vibrant community atmosphere while still enjoying the tranquillity of suburban living.

In summary, this semi-detached house on Charles Street is an excellent choice for those looking for a family-friendly home in Warwick, combining modern living with the convenience of nearby facilities. Don't miss the chance to make this lovely property your own.

### Front

At the front of the property there is a large gated brickweave driveway allowing space for several cars to park. Double gates to the side of the house that allows access to the back garden, and there are mature shrubs and tree on the side boundary. Ramp leads up to the front door.

### Entrance

Partially obscure front door gives access into the house. With obscure glazed window to front elevation, carpet and coir matting to floor, light point to ceiling, carpeted stairs to first floor landing and a radiator.

### Living/dining/kitchen 25'4" x 17'9" (7.741 x 5.421)

maximum measurements including bay.

Being open to one another creates a lovely light and airy feeling space. Having a bay window to front elevation, exposed floorboards throughout, recessed spotlights to ceiling, double patio doors with glazed panels either side give access out to the rear garden, open fireplace and second decorative fireplace in the sitting area and two radiators. There is also access to an understairs storage cupboard that is currently used as a pantry.

In the kitchen there are a number of wall and base units, open shelving, integrated appliances include Zanussi dishwasher and washing machine, undercounter fridge and freezer, Beko electric fan oven with four ring hob set into work surface, glass backsplash and a stainless steel extractor hood above. Single bowl stainless steel sink set into work surface, window to rear elevation, recessed spotlights to ceiling, the combi-boiler is also located in here and was installed at the end of 2023.

### First floor landing

Carpeted stairs lead up to first floor landing, having obscure glazed window to side elevation, light to and access to loft void to ceiling. The loft has a ladder and is boarded.

### Bedroom One 12'9" x 10'5" (3.889 x 3.176)

maximum measurements

Located at the rear of the property and having light point to ceiling, carpet to floor, a radiator, built in triple wardrobe and window to rear elevation.

**Bedroom Two 10'0" x 13'6" (3.058 x 4.130)**

maximum measurements including bay.

Located at the front of the property and having light point to ceiling, carpet to floor, a radiator, built in triple wardrobe and bay window to front elevation.

**Bedroom Three 7'0" x 6'11" (2.154 x 2.116)**

Located at the rear of the property and having light point to ceiling, carpet to floor, a radiator and window to rear elevation.

**Bathroom 5'7" x 7'9" (1.725 x 2.367)**

Having panelled bath with shower over, vanity wash hand basin, low level flush wc, obscure glazed window to front elevation, chrome heated towel rail, wall hung mirror fronted cabinet, open shelving and tiled floor.

**Rear Garden**

The majority of the rear garden is laid to lawn with an array of mature shrubs, bushes and trees, however there is a large raised patio area at the top of the garden. This offers a plenty of space for outside entertaining as well as having a large summer house which benefits from having power and light. The summer house is approximately 8ft x 16ft.

Close to the house there is an area laid with pea shingle as well as an area to the side of the house which has a concrete base. Double gates at the front and rear of the garden allow easy access for working in the garden or on the house.

**Council Tax**

We understand the property to be Band C

**Viewing**

Strictly by appointment through the Agents on 01926 411 480.

**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.

**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.

**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.

**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

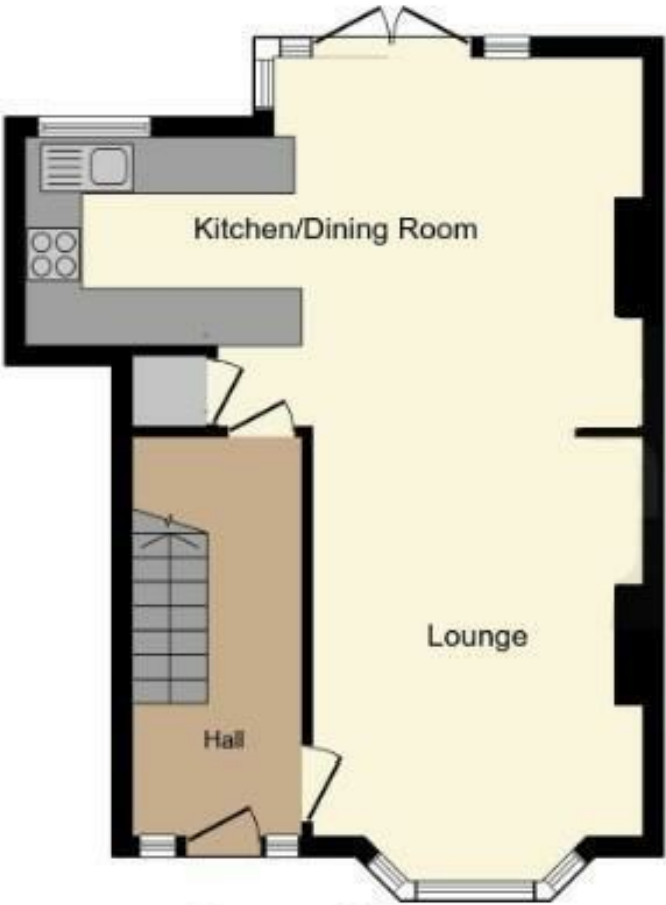
some distance to view the property. We would strongly recommend that all the information, which we provide; about the property is verified on inspection and also by your conveyancer.



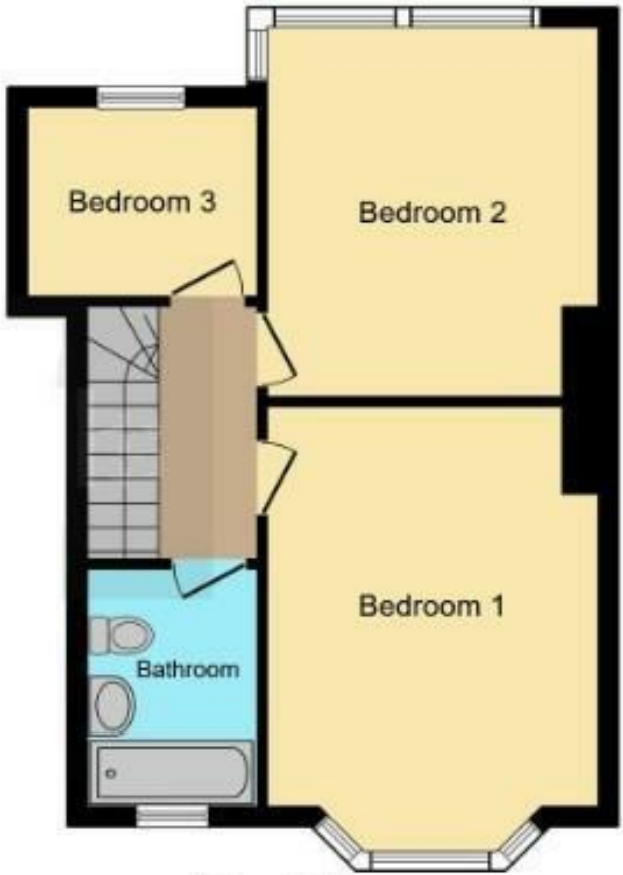








Ground Floor



First Floor

| Energy Efficiency Rating                    |         |                                                                                                             |
|---------------------------------------------|---------|-------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                   |
| Very energy efficient - lower running costs |         |                                                                                                             |
| (92 plus) A                                 |         | 83                                                                                                          |
| (81-91) B                                   |         |                                                                                                             |
| (69-80) C                                   |         |                                                                                                             |
| (55-68) D                                   |         |                                                                                                             |
| (39-54) E                                   |         |                                                                                                             |
| (21-38) F                                   | 59      |                                                                                                             |
| (1-20) G                                    |         |                                                                                                             |
| Not energy efficient - higher running costs |         |                                                                                                             |
| England & Wales                             |         | EU Directive 2002/91/EC  |

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

www.hawkesford.co.uk t: 01926 411 480 e: warwick@hawkesford.co.uk