

CHERRY STREET, WARWICK CV34 4LR



A FINE EXAMPLE OF A VICTORIAN TERRACE HOME WITHIN EASY WALKING DISTANCE OF WARWICK HOSPITAL, TRAIN STATION, COTEN END PRIMARY SCHOOL AND A NUMBER OF LOCAL AMENITIES. EARLY VIEWING IS STRONGLY RECOMMENDED.

- Walking Distance of Town Centre
 - Mid Terraced House
 - Two Reception Rooms
 - Two Bedrooms
- Low Maintenance Garden
 - Cellar
 - Fitted Kitchen
 - First Floor Bathroom
 - No Upward Chain
- Current EPC Rating: 68 (D)

2 BEDROOMS

PRICE GUIDE £260,000

Located off Coten End, Cherry Street is a popular, traditional Victorian terrace with on street, permitted parking. Presented in good order throughout, this former rental property has been well maintained by the current owner. As you enter in to the property the hallway opens up in to the living room with a striking brick fireplace, there is then a dining room with a feature fireplace and double doors out in to the garden. Accessed off the dining room is the fitted kitchen with all white goods included and the cellar. Upstairs is the large master bedroom with storage cupboard, the family bathroom and the second, single bedroom. Outside to the rear is a low maintenance enclosed garden with rear access.

Cherry Street is within easy walking distance of a number of local amenities, is in the catchment area for a well respected primary and secondary school and Warwick train station and hospital are easily accessible on foot. The property is available fully furnished upon request and is offered with no upward chain.

Entrance

Access in to the property is via a UPVC double glazed front door which leads in to an entrance hall, having two wall lights and a double panelled radiator. An open archway gives access in to the living room.

Living Room 11'2" x 9'10" (3.42m x 3m)

Having central light point to ceiling, UPVC double glazed window to front elevation, open fire place with brick hearth and wooden mantle over

Dining Room 13'1" x 10'2" (4m x 3.1m)

Having central light point to ceiling, double panelled radiator, feature fireplace with tiled hearth and wooden mantle over, UPVC double glazed French doors to rear elevation giving access out in to the garden. Solid door gives access in to the cellar. An open door way leads in the kitchen.

Kitchen 17'7" x 6'6" (5.36m x 2m)

Having two lights points to ceiling, UPVC double glazed windows to side and rear elevation, part opaque UPVC double glazed door gives access out in to the rear garden. Fitted kitchen to comprise seven base units, drawer stack, seven wall mounted units, built in fridge and freezer, washing machine, tumble dryer, oven with extractor over and built in dishwasher. One and a half bowl sink with matching drainer and tiled splashback. Wall mounted gas fired combination boiler.

Cellar 12'11" x 11'3" (3.96m x 3.43m)

Accessed from the dining room via a solid door and with steps leading down, there is light and power.

From the hallway, stairs lead up to first floor landing with wall mounted light points

Bedroom One 12'9" x 11'1" (3.9m x 3.4m)

Having central light point to ceiling, UPVC double glazed window to front elevation, double panelled radiator, built in storage cupboard with access to loft void.

Bedroom Two 10'2" x 5'6" (3.1m x 1.7m)

Having light point to ceiling, UPVC double glazed window to rear elevation and single panelled radiator.

Bathroom 6'6" x 6'2" (2m x 1.9m)

Having recessed spotlights to ceiling, UPVC double glazed window to rear elevation, the room is tiled to full height throughout and has a suite to comprise a panelled bath with shower over, vanity wash hand basin unit with storage below, toilet and a wall mounted heated towel rail.

Outside

Accessed from the dining and the kitchen is an enclosed rear garden which is hard landscaped with central circular paving area with raised mature beds.

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 C.

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.









