

MEADOW ROAD, WARWICK CV34 4PS



A traditional, three bedroom, terraced home in a fabulous area for school catchment, local amenities, St Nicholas Park, Warwick hospital and the train station.

- Traditional Terrace Home
- Two Reception Rooms
 - Kitchen
 - Wet Room
- Three Bedrooms
- Outside Space
- No Upward Chain
 - EPC - D (66)
- Being sold under auction conditions

3 BEDROOMS

PRICE GUIDE £180,000

BEING SOLD UNDER AUCTION CONDITIONS

Located on a quiet street in a popular residential area, Hawkesford are pleased to bring to market this traditional, three bedroom, terraced home.

Meadow Road is in an outstanding school catchment area for Coten End Primary and Myton secondary school, there are a number of fabulous local amenities right on the doorstep and Warwick town centre, hospital and train station are all within an easy walking distance.

Accommodation in brief; entrance vestibule, dining room, living room, kitchen, downstairs wet room and three bedrooms. Outside there is an area of hard landscaping and a fabulous, composite shed.

Entrance

Entrance to the property is via a white UPVC double glazed front door which leads in to the entrance vestibule. Having rush matting to floor, light point to ceiling, neutral décor and a large obscure glazed panel. Wooden framed, obscure glazed door leads in to the dining room.

Dining Room 12'9" x 10'5" (3.89m x 3.18m)

This is an L shaped room so the measurements are maximum and being carpeted to floor and with neutral décor to walls and ceiling, double glazed window to front elevation, gas central heating radiator, light point to ceiling, low level cupboards to both alcoves giving useful storage. Boxed in fuse box to high level, various electric sockets and a TV point.

Glazed, wooden framed, double doors lead in to reception room two.

Living Room 12'9" x 13'7" (max) (3.888m x 4.158m (max))

Having solid wooden flooring, neutral décor to walls and ceiling with wallpapered, feature, chimney breast wall. Double glazed window to rear elevation, gas central heating radiator, light point to ceiling, various electric sockets, a TV point and a coal effect, live flame gas fire with a stone effect surround and mantle. A solid wooden door houses useful under stairs storage.

A wooden framed, obscure glazed door leads in to the kitchen.

Kitchen 8'8" x 13'0" (2.662m x 3.970m)

Being tiled to floor and neutral décor to walls and ceiling. To the extension there is a polypropylene roof which lets in a lot of natural light. White UPVC double glazed door to rear elevation, light point to ceiling and two gas central heating radiators.

The kitchen is fitted with a range of base and wall units with a white frontage and a melamine work surface over. Built in electric oven with a four ring electric hob over with a stainless steel extractor above. Built in stainless steel sink with matching drainer with chrome hot and cold mixer tap, space and plumbing for dishwasher, space for fridge and freezer, various electric sockets and fused switches.

A white painted wooden door leads in to the wet room

Wet Room 7'5" x 5'10" (2.281m x 1.796m)

Being properly tanked and floored for the wet room and being tiled to full height around the shower area, obscure glazed, double glazed window to rear elevation and spotlights to ceiling. Chrome heated towel rail, space and plumbing for washing machine, fitted with a high level double cupboard housing storage and the gas central heating combi boiler with a hot water booster and digital control. Extractor to high level and fitted with a white low level WC, white electric shower with shower control and riser and white basin with chrome hot and cold mixer tap.

From the living room/reception two carpeted stairs lead up to the first floor landing where there is a continuation of the carpet and neutral décor. Light point to ceiling and large loft access to ceiling - the loft being boarded with a pull down ladder. Gas central heating radiator and an electric socket. White painted doors lead in to all rooms.

Bedroom One 11'6" x 10'5" (3.528m x 3.182m)

Carpeted to floor and decorated to walls and ceiling, double glazed window to front elevation, light point to ceiling, gas central heating radiator and electric sockets, boasting a number of fitted units.

Bedroom Two 9'11" x 10'11" (3.038m x 3.346m)

Carpeted to floor and decorated to walls and ceiling, double glazed window to rear elevation elevation, light point to ceiling, gas central heating radiator and electric sockets

Bedroom Three 8'8" x 7'7" (2.648m x 2.322m)

Carpeted to floor and decorated to walls and ceiling, double glazed window to rear elevation elevation, light point to ceiling, gas central heating radiator and electric sockets

Outside

To the rear of the property is a hard landscaped outside space with outside lighting being "L" shaped and measure 4.616m x 3.975m. Large composite shed with power. Wooden, full height gate gives access out to the rear.

Fixtures and Fittings

Only those mentioned within these particulars are included in the sale price.

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 B.

Viewing

Strictly by appointment through the Agents on 01926 411 480.

Auction Conditions Of Sale

Conditions of Sale The Lot will be sold subject to the special and general conditions of sale which have been settled by the Vendors Solicitors. These conditions and the contract may be inspected during the usual office hours at the offices of the Solicitors and at the Auctioneers offices for the previous five working days before the sale and will be available for inspection on the day of the sale. The purchasers shall deem to bid on the terms whether they have inspected or not.

The auction will be on Tuesday 9th December 2025 at 26 Swan Street, Warwick CV34 4BJ commencing at 6pm.

Solicitor: Moore & Tibbits, contact Bethan Rolland, bethanr@moore-tibbits.co.uk 01926 491181

Auction Price Information

Guides are provided as an indication of each seller's minimum expectations. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range of no more than 10% above the single figure Guide.

Guidance to Buying At Auction

Attention is drawn to the general and special conditions of sale. If one is the successful bidder, upon the fall of the gavel there is a binding contract. The purchaser is immediately at risk in relation to the property and therefore should ensure that he has the ability to complete on the appropriate day and also ensure that insurance cover is made. Completion will take place within 28 working days of the Agreement. The successful bidder will sign a contract on the night of the sale and pay 10% deposit of the purchase price and a Buyer's Premium of £500 + VAT. . The Auctioneer has the right, as Agents for the Vendors, and the Purchasers at this stage to complete the contract. Any guide price mentioned in negotiations or discussed with the Auctioneer, or any of their representatives, should not be relied upon by a prospective purchaser as representing a professional opinion for any purpose in accordance with the requirements or guidance notes of the relevant bodies.

There may be additional costs listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. These additional costs will be payable to the seller's solicitor on Completion. You must read the Legal Pack carefully before bidding.

Unsold Lots

If you wish to register your interest or submit a post auction offer on any unsold Lot, please speak directly to James Hawkesford if you are bidding in the room, or phone 01926 438122 or email: JMH@hawkesford.co.uk

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.

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.



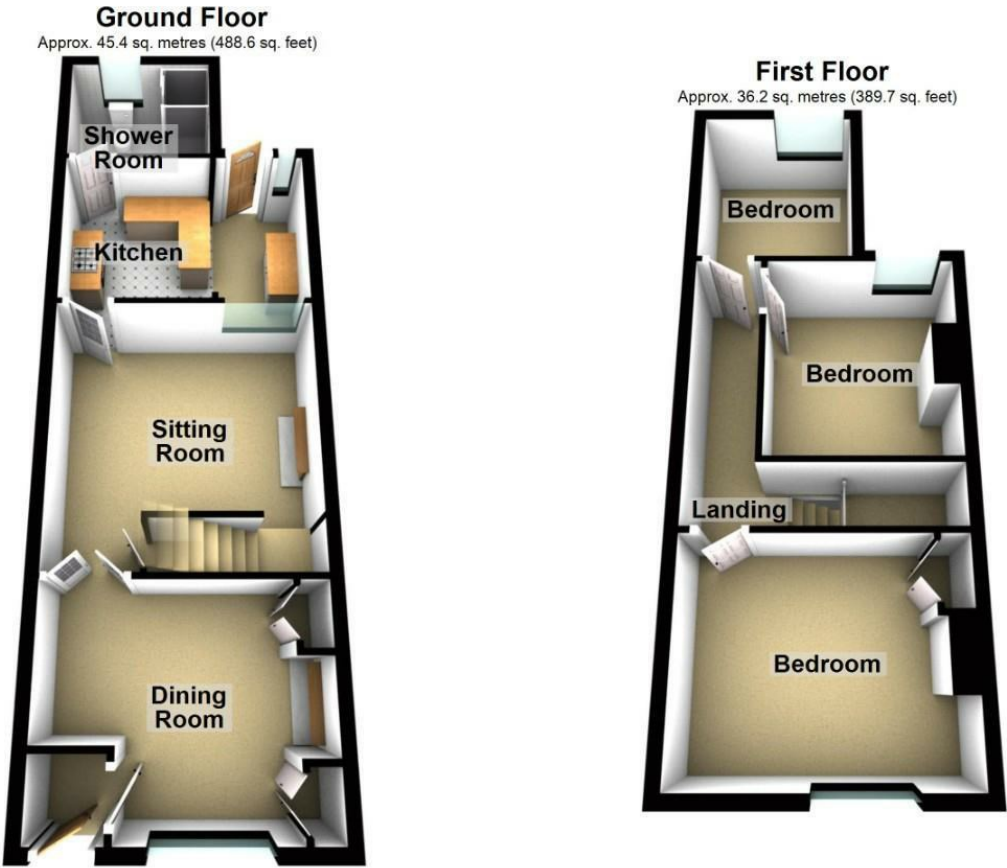




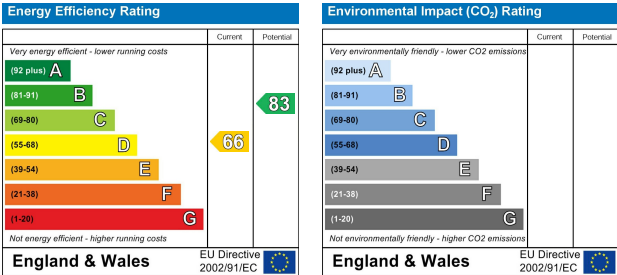








Total area: approx. 81.6 sq. metres (878.3 sq. feet)



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