

SALTISFORD, WARWICK CV34 4TA



A THREE BEDROOM HOME IN A TOWN CENTRE LOCATION WITH GARDEN, GARAGE AND PARKING. EARLY VIEWING IS ESSENTIAL TO AVOID DISAPPOINTMENT.

- Three Bedrooms
- Town Centre Location
- Garage and Parking Space
 - Living Dining Room
 - Kitchen
- Upstairs Shower Room
 - Downstairs WC
- Enclosed Rear Garden
 - No Upward Chain
 - EPC - 69 (C)

3 BEDROOMS

GUIDE PRICE £360,000

Located in the heart of Warwick town centre we have for sale a three bedroom, mid terrace home. The position of this property means everything is right on your doorstep, supermarkets, bars, restaurants, doctors - everything!

Warwick train station is an easy 5 minute walk away, Warwick hospital is only a mile away and there are a number of well respected primary and secondary schools, all within walking distance. With the position of this property a car is not really needed, however there is a large, newly built, freehold garage and parking space located to the rear of the property, being accessed off Cape Road.

Located on Saltisford, towards the top of the hill, the front door opens in to a porch area which in turn leads in to the entrance hall. Off the entrance hall are the living dining room, the kitchen and the downstairs toilet. Upstairs there are three good sized bedrooms and a shower room. Outside to the rear is an enclosed, low maintenance garden. To the front, being set back slightly from the road, there is a hard landscaped fore garden.

Offered with no upward chain, this is a fabulous town centre property.

Entrance

Entrance to the property is via a wooden front door which leads in to the porch. Being tiled to floor and exposed brick walls, two glazed panels to front elevation and there is a light point to ceiling. A white painted, wooden, glazed door leads in to the entrance hall.

Entrance Hall

Being carpeted to floor and with neutral decor to walls and ceiling, two light points to ceiling, gas central heating radiator, useful, open under stairs storage area. White painted door which leads into the downstairs WC.

Downstairs WC

Wood effect cushion flooring, neutral decor to walls and ceiling, light point to ceiling and there is an extractor fan to high level. Fitted with a toilet and corner basin with chrome hot and cold taps.

Kitchen 8'6" x 10'7" (2.610m x 3.246m)

Accessed off the entrance hall and having carpet to floor and with neutral decor to walls and ceiling, wooden framed, glazed door to rear elevation giving access out in to the garden with a wooden framed, glazed window to rear elevation overlooking the garden.

The kitchen is fitted with a range of base and wall units in a white frontage with a mottled, melamine worksurface, built in electric oven with a four ring gas hob and integrated extractor above, space and plumbing for washing machine, space and plumbing for dishwasher and space for fridge freezer, stainless steel sink with matching drainer with chrome hot and cold mixer tap.

Living Room 16'0" x 11'0" (4.886m x 3.371m)

Accessed off the entrance hall via a wooden framed, glazed door. Having carpet to floor and with neutral decor to walls and ceiling, double glazed window to front elevation, gas central heating radiator, coal effect electric fire with marble hearth and surround, various electric sockets and a TV point. A large, square, open archway leads in to the dining area.

Dining Area 10'8" x 8'1" (3.274m x 2.478m)

Continuation of carpet and decor, wooden framed, glazed double doors give access out in to the garden, light point to ceiling, gas central heating radiator and electric sockets.

From the entrance hall, carpeted stairs lead up to the first floor landing where there is a continuation of carpet and decor. Loft access and light point to ceiling, gas central heating radiator. A door houses the airing cupboard, providing useful storage and houses the Valiant combi boiler.

Master Bedroom 8'7" x 12'9" (2.620m x 3.905m)

Being carpeted to floor and with neutral decor to walls and ceiling, wooden framed, glazed windows to rear elevation, light point to ceiling, gas central heating radiator, two solid doors house large and useful wardrobe storage.

Bedroom Two 10'4" x 11'6" (3.151m x 3.516m)

Being carpeted to floor and with neutral decor to walls and ceiling, double glazed window to front elevation with large window sill, light point to ceiling, gas central heating radiator and there is a pedestal wash hand basin with chrome hot and cold taps.

Bedroom Three 9'0" x 8'1" (2.744m x 2.488m)

Being carpeted to floor and with neutral decor to walls and ceiling, wooden framed, glazed windows to rear elevation, light point to ceiling and there is a gas central heating radiator.

Shower Room 6'5" x 5'7" (1.966m x 1.722m)

Having wood effect cushion flooring, walls are tiled to full height around the basin, toilet and shower area, obscure glazed, double glazed window to front elevation and there are spotlights to ceiling. Fitted with a gas central heating radiator, toilet, pedestal wash hand basin with chrome hot and cold taps, large walk in shower with chrome controls and head. There is an extractor fan to high level and a shaver point.

Outside

To the rear of the property there is an enclosed, hard landscaped garden with well stocked and mature beds. There is a full height gate to the rear for access if required.

Located en-bloc and accessible off Cape Road is a large single garage with up and over door and having one parking space to the front.

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 D.

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

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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.

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