



Edward Street | Warwick | CV34 4JU





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A fine example of a town centre, two bedroom Edwardian terrace property. This popular style of home does not hang around for long, early viewing is essential to ensure that you do not miss out on this fabulous property.

Located on Edward Street in the Medieval town of Warwick, there are a number of local amenities right on the doorstep, most notably a supermarket, a train station, pubs, bars and independent restaurants. There are also well respected primary and secondary schools within a mile commute.

This has been a very successful rental property for the last few years and has been well maintained throughout, offered with no upward chain.

Accommodation in brief; Entrance Hall, Living Room, Dining Room and Fitted Kitchen to the ground floor. Upstairs there are Two Double Bedrooms and a Family Bathroom.



Offered with no upward chain, we are delighted to bring to the market this lovely, two double bedroom home in a town centre location.





#### Entrance Hall

Entrance to the property is via an obscure glazed front door which leads in to the entrance hall. Having exposed wooden floor, neutral décor to walls and ceiling, LED spotlights to ceiling, central heating radiator and an electric socket. The hallway opens up in to the second reception room and a glazed door leads in to the living room

#### Living Room

12'0" x 10'7" (max)

Being carpeted to floor and a continuation of the neutral décor to walls and ceiling with double glazed, square bay window to front elevation, gas central heating radiator, feature fireplace, light point to ceiling, decorative coving to ceiling height, various electric sockets and a TV point.

#### Reception Room Two

14'0" x 12'2"

leading off the entrance hall and having exposed wooden floor and a continuation of the neutral décor, book shelving to either side of the chimney breast, gas central heating radiator, double glazed window to rear elevation, light point to ceiling, various electric sockets and useful under stairs storage.

#### Fitted Kitchen

9'8" x 7'4"

Having slate tiled floor, and being fitted with a number of base and wall units in a wood effect frontage with a granite effect work surface over, integrated undercounter fridge and freezer, space and plumbing for washing machine and slimline dishwasher, electric single oven with a four ring gas hob over with a stainless steel extractor above, stainless steel one and a half bowl sink with matching drainer with chrome hot and cold mixer tap, various electric sockets and fused switches, double glazed window to side elevation and further double glazed French doors leading out in to the garden.

#### First Floor Landing

From the entrance hall carpeted stairs lead up to the first floor landing. Having a continuation of carpet and décor, two light points and loft access to ceiling. Wooden doors lead in to all rooms.

#### Bedroom one

14'0" x 12'0"

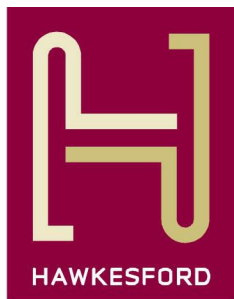
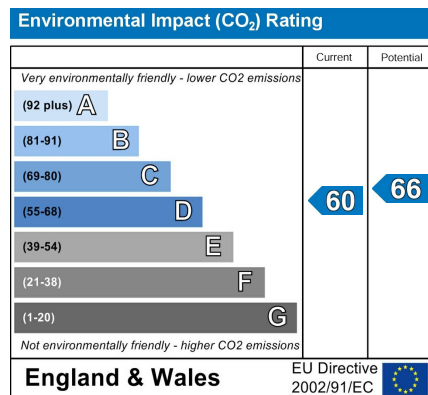
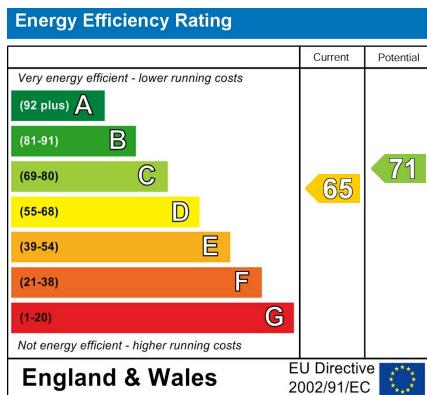
Being carpeted to floor and with neutral décor with two wallpapered feature walls with original fire setting, gas central heating radiator, double glazed window to front elevation, light point to ceiling and there are various electric sockets.

#### Bedroom Two

12'2" x 8'7"

Being carpeted to floor and with neutral décor, gas central heating radiator, double glazed window to rear elevation, light point to ceiling and there are various electric sockets.





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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

## Bathroom

Having a white suite comprising bath, pedestal wash hand basin with shaver point above, WC, separate shower cubicle with electric shower, chrome heated towel rail, exposed wooden floor, obscure glazed, double glazed window to rear elevation and LED spotlights to ceiling.

## Outside

Enclosed rear garden, as you enter the garden from the kitchen there is a paved patio with gravel leading down the side return. Five steps lead up to the lawned garden with an area of hard landscaping with wooden shed and a gravel pathway which leads to the rear of the garden where there is a full height gate.

## 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 Robert West 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.