

ALBERT STREET, WARWICK CV34 4JX



ON ONE OF THE MOST POPULAR STREETS IN WARWICK WE HAVE FOR SALE A CHARMING, 3 BEDROOM, TERRACED HOME IN MOVE IN READY CONDITION. HAVING BEEN A SUCCESSFUL RENTAL PROPERTY FOR A NUMBER OF YEARS THIS PROPERTY IS OFFERED WITH NO UPWARD CHAIN.

- Popular Central Position
- Open Plan Living Dining room
- Open Fire in the Living Area
 - Fitted Kitchen
- Family Bathroom and En-Suite Bathroom
 - Master Suite to Second Floor
- Second Double and Good Sized Single Bedroom
 - Terraced Rear Garden
 - No Upward Chain
 - EPC - D

3 BEDROOMS

PRICE GUIDE £290,000

Albert Street is located within striking distance of Warwick Town Centre. This traditional row of Victorian terraces are fabulous first time buy homes, investment properties or family houses.

This three bed, mid terrace house benefits from two bathrooms, double glazing, gas central heating and a low maintenance, tiered garden to the rear.

Internal viewing is strongly recommended to appreciate the potential this property has to offer.

Accommodation in brief; porch, open plan living dining room, fitted kitchen to the ground floor, to the first floor there is a double bedroom, a single bedroom and a family bathroom, to the second floor there is the master bedroom with en-suite bathroom.

Outside there is a tiered, low maintenance garden.

Entrance

Entrance to the property is via a solid front door which leads in to the porch ideal for hanging coats and the storage of shoes etc. There is cushioned flooring, neutral décor to walls and ceiling, light point to ceiling and a solid door leads in to the living space.

Living Dining Room 26'3" x 11'11" (8.008m x 3.647m)

This open plan space is separated in to two distinct areas by the open, central staircase. The first area is commonly used as the dining area and having carpet to floor with neutral décor to walls and ceiling with one feature wallpapered wall, double glazed window to front elevation, light point to ceiling, feature fireplace and an original storage cupboard with tiled shelf with additional open shelving above, gas central heating radiator with radiator cover, phone point and two electric sockets.

A slight step up and you are in the living area with carpet to floor and neutral décor to walls and ceiling with feature wallpapered wall, double glazed window to rear elevation and light point to ceiling, gas central heating radiator, various electric sockets, a TV point, fitted shelving and an open fireplace with tiled hearth and wooden mantle.

Kitchen 15'2" 6'0" (8'3" max) (4.636m 1.836m (2.528m max))

Accessed via a wooden door from the living area and having cushioned flooring and neutral décor to walls and ceiling, double glazed window to side elevation and double glazed, double, French doors to rear elevation leading out in the garden. The kitchen is fitted with a range of base and wall units with a white frontage, chrome handle and a wood effect, melamine work surface over. Fitted with an integrated electric oven, four ring gas hob with an extractor over, stainless steel one and a half bowl sink with matching drainer with chrome hot and cold mixer tap, space and plumbing for dishwasher and washing machine and space for full height fridge freezer. Gas central heating radiator, plate rack, tiled splashback and various electric sockets.

From the living dining room, open carpeted stairs lead up to the first floor landing where there is a continuation of the carpet and neutral décor to walls and ceiling, light point to ceiling, electric socket and carpeted stairs lead up to the master suite.

Bedroom Two 11'11" x 10'11" (3.639m x 3.346m)

White painted, wooden floorboards, neutral décor to walls and ceiling with one feature wallpapered wall, double glazed window to front elevation, gas central heating radiator, electric sockets, light point to wall and there is an original feature fireplace.

Family Bathroom

Slate effect tiled flooring, walls being tiled to full height around the bath, toilet and sink, obscure glazed, double glazed window to rear elevation, chrome heated towel rail and an original, feature fireplace. The bathroom is fitted with a white bath with electric shower over, white toilet and a white basin, open shelving and large cupboard which houses the Worcester, Combi Boiler.

Bedroom Three 9'7" x 5'10" (2.942m x 1.801m)

Carpeted to floor and with neutral décor to walls and ceiling, double glazed window to rear elevation, light point to ceiling, gas central heating radiator and an electric socket.

Master Bedroom 15'4" x 11'11" (4.682m x 3.649m)

Painted wooden flooring, neutral décor walls and ceiling and one feature wall papered wall, double glazed window to rear elevation, gas central heating radiator, light points to wall, feature fireplace, electric sockets and TV point. White painted wooden door which houses useful storage, further white painted wooden door which houses wardrobe storage.

En-Suite Bathroom 9'6" x 4'11" (2.904m x 1.520m)

Cushioned flooring, neutral decor to walls and ceiling, walls being tiled to full height around bath and shower area, Velux window and light point to ceiling. Fitted with a bath with shower over, toilet and a pedestal wash hand basin, low level door houses loft style storage.

Garden

To the rear of the property and accessed from the kitchen is the enclosed garden, set over two tiers and being incredibly low maintenance. As you leave the kitchen you are in the lower level which is to the majority artificial grass but with a paved pathway down the side return where there is an outside tap. There is an area of raised decking with an outside electric socket.

Paved steps lead up to the second tier with a paved pathway which is bordered by well stocked beds which lead to three further steps to the main area of the garden, being artificial grass and with an area of hard standing where there is a wooden shed. To the rear of the garden 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.

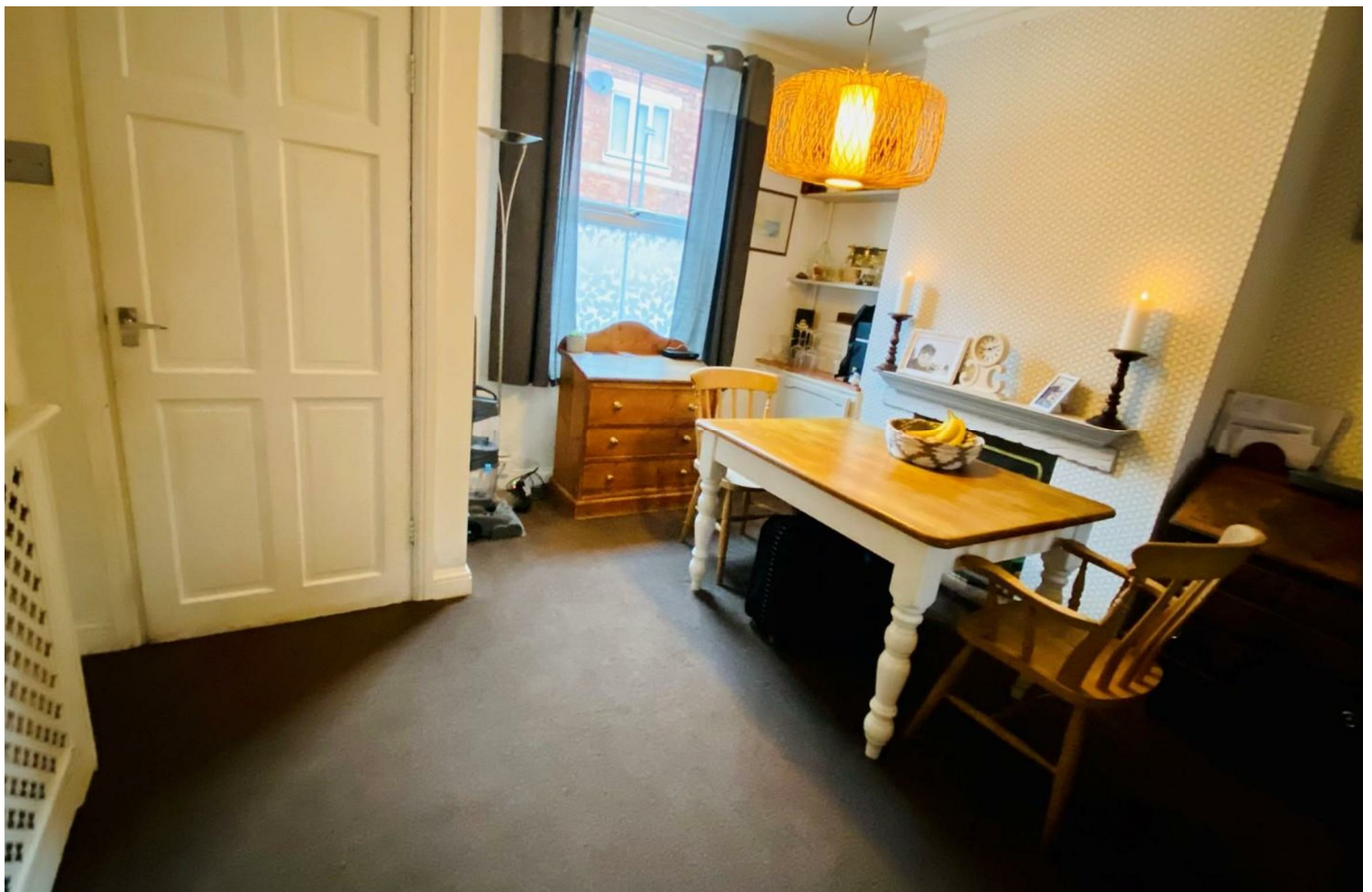
Management Department

For all enquiries regarding rental of property, or indeed management of rented property, please contact 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.

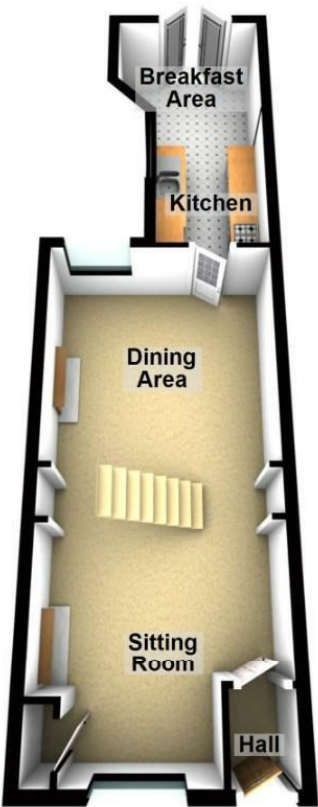




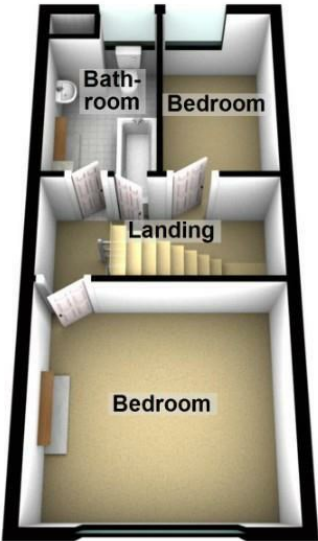




Ground Floor



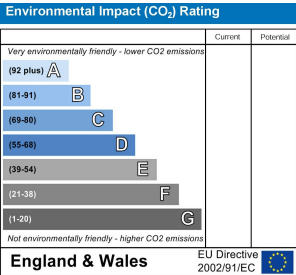
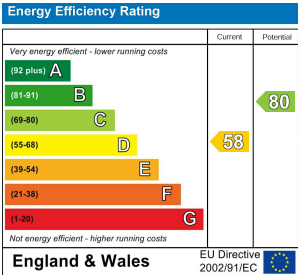
First Floor



Second Floor



Total area: approx. 94.0 sq. metres (1012.3 sq. feet)



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