



Kites Close, Warwick

Price Guide £300,000





Kites Close

Warwick, CV34 5DD

Nestled in the charming area of Kites Close, Warwick, this spacious three-bedroom semi-detached house presents a wonderful opportunity for those looking to create their dream home. With a generous footprint, the property boasts a large driveway and a garage, providing ample parking and storage options.

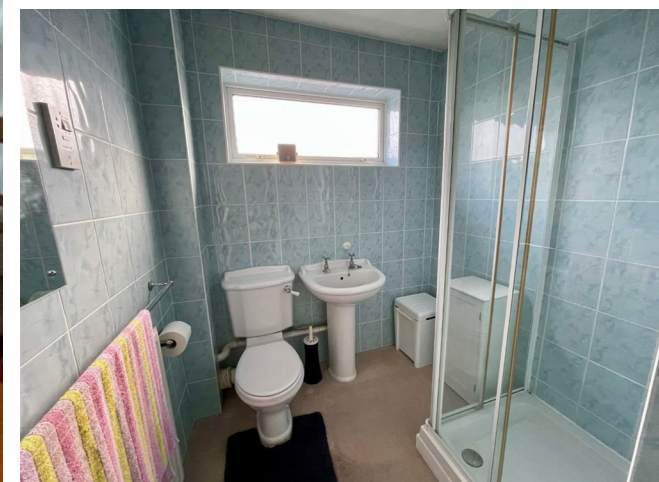
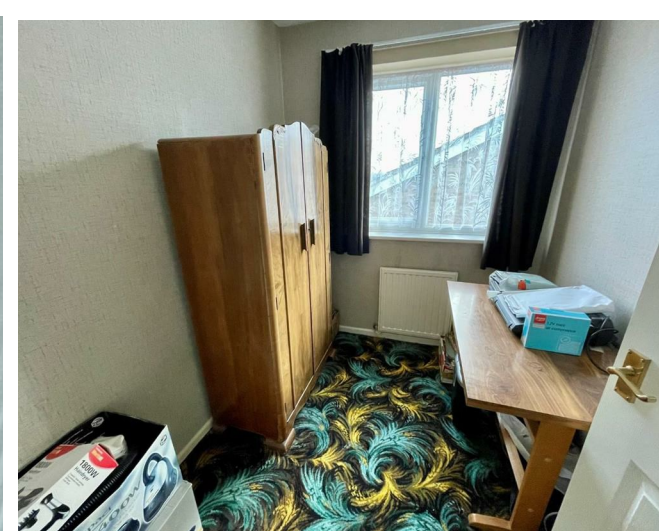
While the house would benefit from modernisation, it offers significant potential for transformation, allowing you to tailor the space to your personal taste and lifestyle. The expansive lounge and dining room, measuring just under 24 feet in length, is perfect for entertaining guests or enjoying family gatherings.

The generous garden is another highlight, offering delightful views over Warwick, making it an ideal spot for relaxation or outdoor activities. This property is perfect for families or individuals seeking a project with the promise of a rewarding outcome. With its prime location and ample space, this semi-detached house is a rare find in the market. Embrace the chance to breathe new life into this home and enjoy all that Warwick has to offer.





Rare opportunity to purchase a large three bedroom family home on the Woodloes. With huge scope, this splendid home is now looking for only it's third owner in it's history.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



The Property

Frontage

To the front there is a long driveway that runs down the side of the property and gives access to the garage and carport. The remaining front garden is laid to lawn with established shrubs.

Entrance

Covered steps lead up to the partially obscure glazed front door and second door that leads into the kitchen.

The entrance area has light point to ceiling, carpet to floor, a radiator, a built in storage cupboard and door leading into..

Lounge/Dining Room

23'11" x 13'3" (7.297 x 4.046)

maximum measurements

This extremely spacious room would be perfect for large family gatherings and benefits from having windows to front and side elevations in the lounge area, together with a deep sill bay window in the dining area, so the room is filled with natural light.

There is also two light points to ceiling, three wall mounted light points, two radiators, carpet to floor and stairs leading to the first floor landing.

Kitchen

9'6" x 13'2" (2.916 x 4.033)

At the rear of the property you have the kitchen, that has a number of base and wall units, integrated Electrolux oven and grill, four ring gas hob set into work surface, with extractor hood over, single bowl, stainless steel sink set into work surface with tiled backsplash, space for a full height fridge freezer, space and plumbing for a washing machine, vinyl flooring, fluorescent strip light to ceiling, a radiator, window to rear elevation overlooking the garden, partially glazed door gives access out to the rear garden, second obscure glazed door gives access out to the covered carport area

Landing

Carpeted stairs lead up to the first floor landing, having light point to ceiling, access to loft void to ceiling, radiator and cupboard housing the Worcester combi boiler that is approx 7 years old and has been regularly serviced.

The loft is large, but not boarded and doesn't have a ladder.

Bedroom One

10'10" x 13'3" (3.324 x 4.056)

The largest of the two double bedrooms, this light and spacious room has two windows to front elevation, a radiator, light point to ceiling and carpet to floor.

Bedroom Two

9'11" x 13'2" (3.043 x 4.036)

Located at the rear of the property, this is the second of the two spacious doubles. Having window to rear elevation, built in double wardrobe, a radiator, light point to ceiling and carpet to floor.

Bedroom Three

7'3" x 6'4" (2.235 x 1.936)

The single bedroom has a window to side elevation, a radiator, light point to ceiling and carpet to floor.

The Property Cont...

Shower Room

7'3" x 6'4" (2.226 x 1.941)

maximum measurements

Having a walk in shower cubicle with an electric Triton shower over, pedestal wash hand basin, low level flush wc, high level obscure glazed window to side elevation, a radiator, shaver socket, light point to ceiling, carpet to floor and walls are fully tiled.

Garden

Stepping out from the kitchen there is a small paved patio area, with steps leading down to the garage pedestrian door, and garden path. The path continues along and behind the garage, with the remaining garden mainly laid to lawn, with mature trees and a couple of flower beds.

From here you have great elevated views across Warwick.

Garage

21'1" 11'4" (6.448 3.470)

maximum measurements

Accessed from the drive via an electric roller door, or from the garden either via a pedestrian door or rear double partially obscure glazed wooden doors, which make carrying things through to the back garden convenient and easy.

The garage benefits from having a light point to ceiling and electric sockets. There is also a gardeners wc located in here.

General Information

Tenure: We believe the property to be Freehold. The agent has not checked the legal status of the property. The purchaser is advised to obtain verification from their legal advisers.

Council Tax Band - C

Mains water, gas and electricity are believed to be connected to the property. 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. Fixtures & Fittings Only those mentioned within these particulars are included in the sale price. Viewing Strictly by appointment through the Agents All electrical appliances mentioned within these sales particulars have not been tested.

All measurements believed to be accurate to within three inches. Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

All photographs are taken with a wide angled lens 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 any part of an offer or contract.

The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property.

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 any part of an offer or contract. The seller does not 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 property. If there is any point that is of particular importance to you, we will be pleased to check 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.

Ground Floor

Approx. 64.7 sq. metres (696.0 sq. feet)



First Floor

Approx. 42.7 sq. metres (459.6 sq. feet)



Total area: approx. 107.4 sq. metres (1155.6 sq. feet)



Hawkesford Estate Agents
1 The Hughes, 24 - 26 Swan Street, Warwick, CV34 4BJ
01926 411 480 warwick@hawkesford.co.uk

