



Saltisford | Warwick | CV34 4TT

Price guide €290,000



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This delightful mid-terrace Victorian house presents an excellent opportunity for both homebuyers and investors alike. With its traditional architecture and inviting atmosphere, this property boasts two well-proportioned bedrooms, making it ideal for small families, couples, or individuals seeking a comfortable living space.

Upon entering, you are greeted by a living room that seamlessly flows into an open-plan kitchen diner, creating a perfect setting for entertaining guests or enjoying family meals. The layout is both practical and appealing, ensuring that every corner of the home is utilised effectively.

One of the standout features of this property is the long rear garden, which offers a tranquil outdoor space for relaxation, gardening, or children's play. It is a rare find in urban settings and adds significant value to the home.

Moreover, the location is particularly advantageous, as it is within walking distance to the vibrant town centre of Warwick. Here, you will find a variety of shops, cafes, and amenities, making daily life convenient and enjoyable. The property has also proven to be a successful rental investment, highlighting its desirability in the local market.

In summary, this Victorian house in Saltisford is a wonderful blend of character, comfort, and convenience, making it a perfect choice for those looking to settle in a picturesque part of Warwick. Whether you are seeking a new home or a lucrative rental opportunity, this property is certainly worth considering.



- Mid Terrace Property
- Two Double Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Large Garden
- Garden Shed
- No Upward Chain
- Walkable to Town Centre



Entrance

Entrance to the property is via a shallow fore garden which leads to a solid front door which gives access in to the the entrance hall. Having wooden parquet flooring and neutral decor to walls and ceiling, light point to ceiling and gas central heating radiator. A solid wooden door leads in to the living room and a glazed wooden door leads in to the dining room.

Living Room

12'0" x 9'3"

Being carpeted to floor and with neutral decor to walls and ceiling, double glazed window to front elevation, original style, feature, coal effect gas fire with wrought iron and tile surround, granite hearth and wooden mantle. Low level wooden cupboard which houses the gas and electric meters and the fuse box. Two floating wooden shelves to each alcove, electric sockets and a TV point.

Dining Room

12'6" x 11'10"

Wood effect flooring and with neutral decor to walls and ceiling, light point to ceiling, feature fireplace, Victorian style free standing gas central heating radiator and electric sockets. Double glazed window to rear elevation, painted wooden door housing useful under stairs storage cupboard with light.

Doorway to stairs and archway in to the kitchen.

Kitchen

7'11" x 11'4"

With tiled floor and with neutral decor to walls and ceiling, double glazed windows to side and rear elevations, stable door to side elevation giving access out in to the garden. Light point to ceiling and there is a gas central heating radiator to breakfast bar area. The kitchen is fitted with base and one double wall unit in a wood effect frontage with a brushed chrome handle and a granite effect melamine worksurface, two useful open shelves and the splash back is tiled. Space and plumbing for washing machine, space for full sized oven and space for full size fridge freezer, various electric sockets and fused switches. Ultra plus combi 30 boiler fitted

From the dining room the original wooden staircase leads up to the first floor landing where there is original wooden flooring, neutral decor to walls and ceiling, light point, spotlights and small loft access to ceiling.

White painted wooden door leading in to the master bedroom.

Bedroom One

12'7" x 12'0"

Original wooden floorboards and with neutral decor to walls and ceiling, double glazed window to front elevation, gas central heating radiator, various electric sockets, two floating wooden shelves, original wooden door which houses a useful cupboard which could be used as a fitted wardrobe.

Bedroom Two

11'9" x 9'3"

Being carpeted to floor and with neutral decor to walls and ceiling, double glazed window to rear elevation, gas central heating radiator, various electric sockets, a TV extension cable and there is a light point to ceiling.

Bathroom

11'6" x 8'0"

Tile effect cushioned flooring and with neutral decor to walls and ceiling, walls being tiled to full height around the bath and shower area, reducing to half height around the sink and toilet. Double glazed window to rear elevation, gas central heating radiator and there is a light point to ceiling. The bathroom is fitted with a corner bath with chrome hot and cold taps and a Triton electric shower fitted, pedestal wash hand basin with chrome hot and cold tap and a white toilet. Double, louvered doors house a useful airing cupboard.

Garden

To the rear of the property is a good sized and enclosed garden. Two large decked steps lead to the paved patio. A bark pathway meanders through the middle of the well stocked beds to the rear brick patio area where the separate studio/home office is situated.

Outside lighting and three outside taps.

Studio/Home Office

11'1" x 9'5"

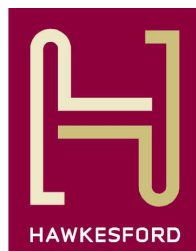
Having wood effect flooring walls being boarded and painted, four glazed panels to front elevation, electric heater, electric sockets and a light point to ceiling.

Council Tax

We understand the property to be Band C.

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.



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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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC