



Deerpark Drive | Warwick | CV34 5ED

Guide price £280,000



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Located on Deerpark Drive in Warwick, this semi-detached house presents an exciting opportunity for those looking to create their dream home. Boasting three spacious double bedrooms, this property is perfect for families or those seeking extra space. The two reception rooms offer versatile living areas, ideal for both relaxation and entertaining.

One of the standout features of this home is the expansive garden, providing ample outdoor space for gardening, play, or simply enjoying the fresh air. While the property is in need of renovation, it holds tremendous potential for transformation, allowing you to tailor it to your personal taste and lifestyle.

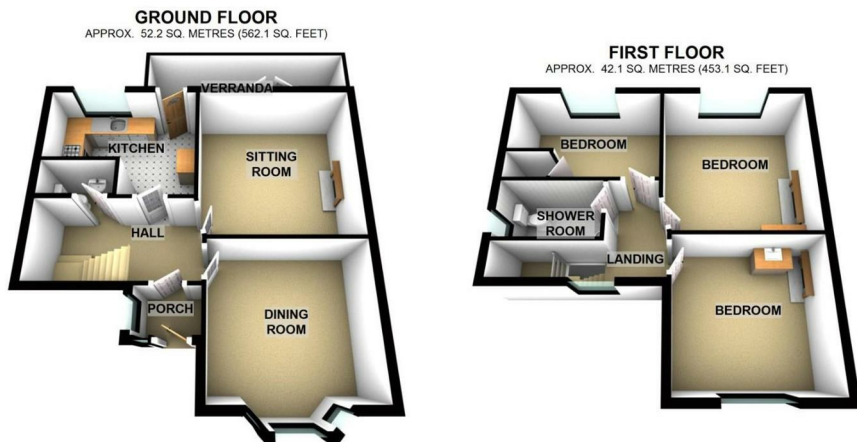
Conveniently located within walking distance to the town centre, residents will enjoy easy access to a variety of shops, restaurants, and local amenities. Additionally, Warwick Train Station is nearby, making commuting a breeze. With no upward chain, this property is ready for a new owner to make it their own without delay.

This is a rare opportunity to acquire a home in a sought-after area, offering both space and potential. Don't miss your chance to explore the possibilities that await at Deerpark Drive.

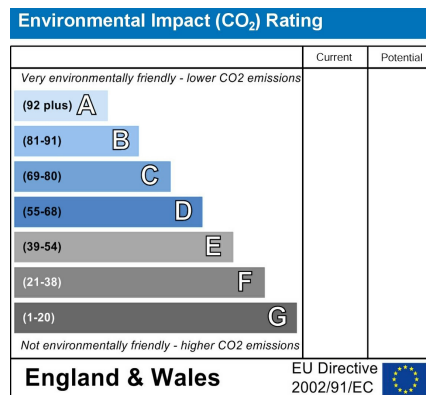
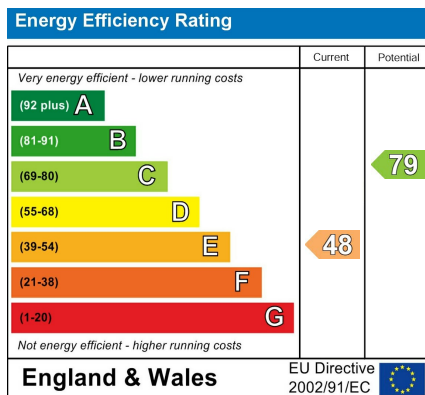


- Three Double Bedrooms
- Parking for Two Cars
- Downstairs WC
- Large Garden
- Living Room
- Dining Room
- Kitchen
- Family Shower Room
- In Need of Modernisation
- EPC - E





TOTAL AREA: APPROX. 94.3 SQ. METRES (1015.2 SQ. FEET)



Dining Room

11'2" x 10'6"

Located at the front of the house, double glazed bay window, gas central heating radiator, light point to ceiling and carpeted floor.

Living Room

12'9" x 11'11"

Located to the rear of the property with a double glazed door leading out on the covered porch, stone chimney breast with feature fire, wood effect flooring, gas central heating radiator and light point to ceiling.

Kitchen

Tile effect floor, double glazed window overlooking the garden and double glazed door which gives access out on to the covered porch, fitted with base and wall units and having appliances of a full height fridge freezer, electric oven, gas hob and a washing machine. Stainless steel sink with matching drainer and chrome hot and cold mixer tap and a recently fitted gas central heating boiler.

Downstairs WC

Fitted with a WC and wall mounted sink

Master Bedroom

12'9" x 11'11"

Double glazed window to rear elevation, gas central heating radiator, carpet to floor and light point to ceiling

Bedroom Two

10'6" x 9'11"

Double glazed window to front elevation, gas central heating radiator and light point to ceiling

Bedroom Three

11'7" x 7'6"

Double glazed window to rear elevation, gas central heating radiator and light point to ceiling

Shower Room

8'0" x 4'10"

Obscure, double glazed window to side elevation, Walk-in shower, WC, sink over cupboard and heated towel rail

Outside

Large lawned garden with covered porch. A paved pathway leads to a full height gate located at the front of the property which in turn leads to the driveway. The driveway provides off street parking for two vehicles.

Tax Band

Council Tax Band is band C

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.

Special Note

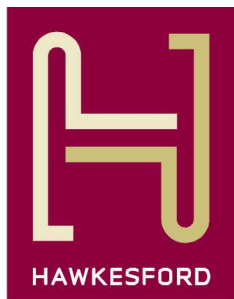
All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

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.



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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.