

HANKINSON ROAD, WARWICK CV34 5NF



Nicely presented three bedroom mid terrace property, being offered with no onward chain, parking and close to local amenities.

- Three Bedroom Mid Terrace House
 - Kitchen
 - Living/Dining Room
 - Guest WC
- Two Double Bedrooms and a Spacious Single Bedroom
 - En-suite
 - Rear Garden
- Two Allocated Parking Spaces Close By
 - Close to Local Amenities
 - No Chain

3 BEDROOMS

GUIDE PRICE £315,000

Nestled on the charming Hankinson Road in the historic town of Warwick, this delightful semi-detached house offers a perfect blend of comfort and convenience. Built by Taylor Wimpey to the flatford design.

As you enter, you are greeted by a warm and inviting atmosphere, with ample natural light flowing through the living areas. The layout is thoughtfully designed, providing a seamless flow between the living room, dining area, and kitchen, making it perfect for both entertaining and everyday living. The kitchen is functional and ready for you to create culinary delights.

The three bedrooms are of a good size, offering a peaceful retreat at the end of the day. The property also benefits from a well-maintained garden, providing an outdoor space for relaxation, gardening, or children's play.

Located in Warwick, you will enjoy the benefits of a vibrant community with excellent local amenities, including shops, schools, and parks. The town is steeped in history, with attractions such as Warwick Castle and the picturesque River Avon nearby, making it a wonderful place to call home.

Whether you are looking to settle down or invest, this home offers a fantastic opportunity in a sought-after location. Do not miss the chance to view this charming residence and envision your future here.

Details in full.

Frontage

To the front of the property paved steps lead up to the front door, and a paved path runs inform tof the properties to the left and leads to the parking area. The property comes with two allocated spaces.

Entrance Hall

Stepping into the property you enter the entrance hall. Having two light points to ceiling, access to understair storage cupboard, a radiator, carpeted stairs to first floor landing, inset doormat and wood effect vinyl flooring.

Kitchen 11'2" x 10'1" (3.428 x 3.081)

maximum measurements

The kitchen is located at the front of the property and has a range of wall and base units, four ring Zanussi gas set into worksurface with a Zanussi electric oven below, stainless steel backplash and extractor hood over, One and a half bowl stainless steel sink set into worksurface, space and plumbing for a dishwasher, space and plumbing for a washing machine, space for a fridge freezer, light point to ceiling, wood effect vinyl flooring, window to front elevation and a radiator.

The Ideal combi boiler is also housed in here and is approx 8 years old.

Ground Floor wc 3'4" x 6'2" (1.039 x 1.894)

At the end of the hall is the guest wc, having a low level flush wc, pedestal wash hand basin with tiled backplash, light point to ceiling, a radiator and wood effect vinyl flooring.

Living/Dining Room 15'6" x 12'1" (4.736 x 3.692)

The living/dining room is located at the rear of the property and is a great space for entertaining as it has double patio doors with glazed panels either side give direct access out on to the garden.

Having carpet to floor, two light points to ceiling and a radiator.

First Floor Landing

Carpeted stairs lead up to the first floor landing, having carpet to floor, light point and access to loft void to ceiling and a radiator.

Bedroom 1 9'3" x 12'1" (2.833 x 3.692)

maximum measurements

Located at the front of the property with window to the front elevation, lightpoint to ceiling, carpet to floor and a radiator.

En-suite 5'5" x 5'9" (1.671 x 1.760)

Servicing the main bedroom and having a walk in shower cubicle with and Aqualisa shower over and tiled surround. Pedestal wash hand basin, low level flush wc, wall mounted radiator, vinyl flooring and an obscure glazed window to front elevation.

Bedroom 2 10'9" x 8'7" (3.30 x 2.63)

Located at the rear of the property and a has window to the rear elevation, carpet to floor, light point to ceiling and a radiator.

Bedroom 3 6'7" x 8'7" (2.015 x 2.630)

Also located at the rear of the property and a has window to the rear elevation, carpet to floor, light point to ceiling and a radiator.

Family Bathroom 5'6" x 6'7" (1.701 x 2.029)

Fitted with a white suite to comprise; bath with shower over and tiled surround, pedestal wash hand basin with tiled backsplash, low level flush wc, vinyl flooring, light point to ceiling, wall mounted radiator,

Rear Garden

Stepping out from the living room into the garden there is a paved patio area. Paved path runs down the side of the garden to a rear pedestrian gate. This give access to a paved path that leads to the parking area.

The remain garden is mainly laid to lawn, with some established shrubs and a timber shed.

Council Tax

We understand the property to be Band C .

Special Note

There is an annual service charge of £209 for maintenance of communal areas currently. This has been paid until the end of this year.

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

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.

Services

All mains services are believed to be connected.

Viewing

Strictly by appointment through the Agents on 01926 411 480.

Photographs

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

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.

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.







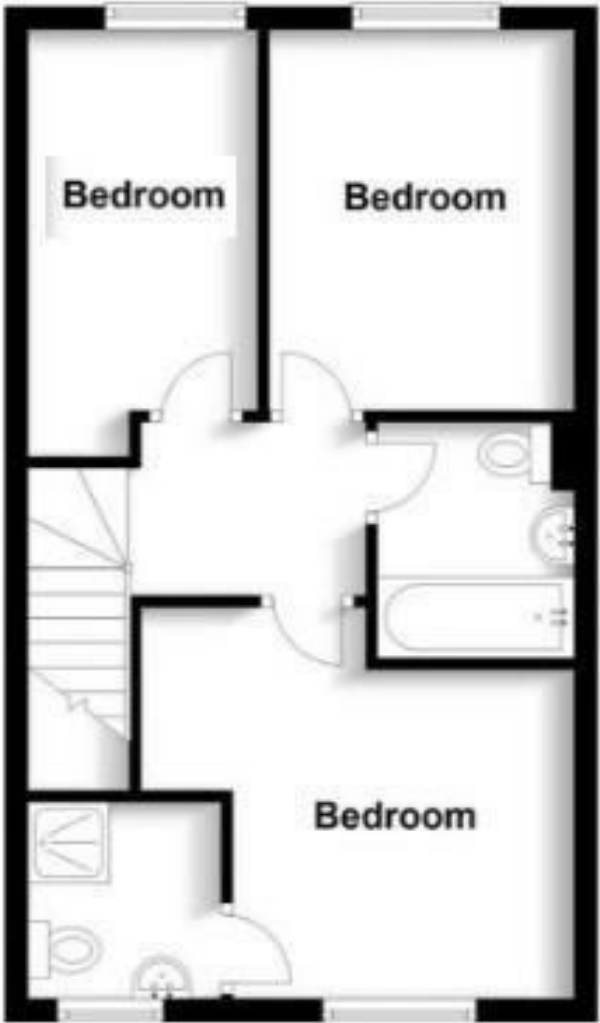






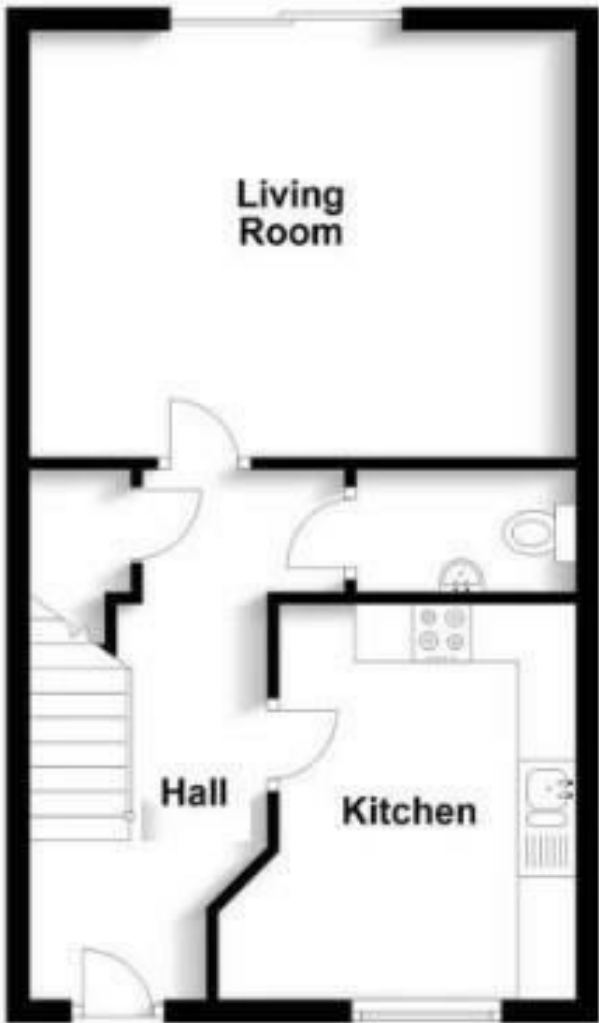
First Floor

Approx. 39.4 sq. metres (424.3 sq. feet)



Ground Floor

Approx. 39.4 sq. metres (424.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	85	
(69-80) C		
(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		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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