



St. Christophers Close | Warwick | CV34 5RT

Price guide £350,000



We are delighted to bring to the market this three bedroom, semi detached home. The two reception rooms provide ample opportunity for relaxation and entertainment, whether you prefer a cosy evening in or hosting gatherings with friends and family. This home boasts three generously sized bedrooms, each designed to provide a peaceful retreat at the end of the day. The two bathrooms ensure that morning routines run smoothly, catering to the needs of a busy household.

One of the standout features of this property is its prime location. Situated just a stone's throw from the town centre, residents will enjoy easy access to a variety of shops, cafes, and local amenities. Additionally, the property is well-served by good bus routes, making commuting and exploring the surrounding areas a breeze.

This home is perfect for families or professionals seeking a comfortable living space in a vibrant community. With its appealing layout and excellent location, this semi-detached house is a wonderful opportunity for those looking to settle in Warwick. Don't miss the chance to make this lovely property your new home.



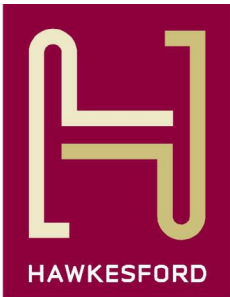
- Three Bedroom Semi Detached Home
- Family Bathroom and En-Suite Shower Room
- Living Room with Door Leading to Garden
- Dining Room
- Fitted Kitchen with Door Leading to Garden
- Garage and Driveway
- Rear Garden
- On Good Bus Routes
- Walking Distance to Town Centre





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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



1 The Hughes, 24 - 26 Swan Street, Warwick, CV34 4BJ  
warwick@hawkesford.co.uk

01926 411 480 www.hawkesford.co.uk

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.

#### Entrance

Entrance to the property is via a composite front door which leads in to the porch and then in turn in to the entrance hall. Light point to ceiling, gas central heating radiator, slim line door houses a useful storage cupboard. Carpeted stairs lead up to the first floor landing and wood effect doors lead in to all rooms.

#### Dining Room

3.409m x 3.806m (11'2" x 12'5")

Large double glazed window to front elevation, gas central heating radiator below and there is a light point to ceiling

#### Fitted Kitchen

2.623m x 3.237m (8'7" x 10'7")

Large double glazed window to rear elevation overlooking the garden, obscure glazed double glazed door to rear elevation giving access out in to the garden, LED spotlights to ceiling. The kitchen is fitted with a range of base and wall units in a wood effect frontage, brushed chrome handles and a granite effect melamine work surface. Integrated appliances of a washing machine, dishwasher, electric oven with a ceramic four ring induction hob over and a stainless steel extractor above, integrated undercounter fridge and space for undercounter freezer. Stainless steel one and a half bowl sink with matching drainer with chrome hot and cold mixer tap.

#### Living Room

3.595m x 3.495m (11'9" x 11'5")

Double glazed, large sliding door to rear elevation giving access out in to the garden, light point to ceiling, gas central heating radiator, coal effect, live flame gas fire with a marble surround and hearth.

From the entrance hall, carpeted stairs lead up to the first floor landing, large double glazed panel to side elevation letting in a huge amount of natural light, light point and loft access to ceiling (the loft has a pull down ladder and is partially boarded).

#### Bedroom One

3.438m x 3.981m (11'3" x 13'0")

Large double glazed window to rear elevation, gas central heating radiator below, light point to ceiling, three double fitted wardrobes with matching bedside table.

#### En-Suite Shower Room

Obscure glazed, double glazed window to rear elevation, spot lights to ceiling, two wall lights and there is an extractor to high level. Fitted with a white low level WC, chrome heated towel rail, white pedestal wash hand basin with chrome hot and cold mixer tap, shaver point and a walk in shower with chrome shower controls and attachments.

#### Bedroom Two

3.801m x 3.440m (12'5" x 11'3")

Large double glazed window to front elevation with gas central heating radiator below and light point to ceiling.

#### Bedroom Three

3.788m x 2.802m (12'5" x 9'2")

Large double glazed window to front elevation with gas central heating radiator below, light point to ceiling and fitted with a double wardrobe with two matching sets of drawers.

#### Family Bathroom

2.13m x 2.686m (6'11" x 8'9")

Obscure glazed, double glazed window to rear elevation, spotlights to ceiling and extractor to high level. Fitted with a corner bath with chrome hot and cold mixer tap with shower attachments, chrome heated towel rail, bidet with chrome hot and cold mixer tap, low level WC and a vanity unit with basin with chrome hot and cold mixer tap, two double and one single floor unit with matching wall units surrounding, spotlights set in to the plinth.

#### Outside Rear

To the rear of the property is an enclosed, South facing, low maintenance garden. The garden benefits from a large wooden shed and an outside tap. A lockable full height gate gives access out to the front

#### Outside Front and Garage

2.269m x 4.514m (garage measurements) (7'5" x 14'9" (garage measurements))

To the front of the property is a tarmac driveway providing off street parking for a number of vehicles.

The garage is accessible from the front via red, double garage door and benefits from light and power. Housing the Baxi combi boiler, the gas and the electric meters.