



Albert Street | Warwick | CV34 4JX



Albert Street, Warwick, CV34 4JX
OIEO £350,000

Located within striking distance of the town centre we are pleased to bring to the market this three bedroom, end terrace Edwardian home.

There is a real cottagey feel to this light and airy property, highlighted by the exposed wooden floors, high ceilings and the attractive walled garden to rear.

You enter the property via the hallway which has a downstairs WC, two storage cupboards and stairs leading up to the first floor landing. From the entrance hall a door leads in to the open plan living dining room. The room is separated by a large open archway and a step down in to the living room with gas fire. Located off the dining area is the fitted kitchen. Upstairs there are two double bedrooms, a single bedroom and a family bathroom. The rear garden is accessed from the dining area and the kitchen, the boundary is mainly brick walls with a full height gate.

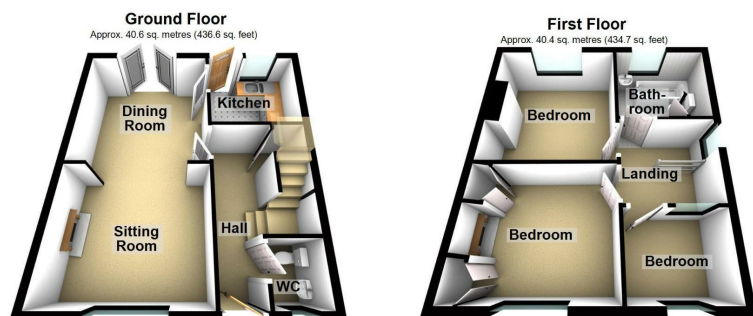
This property is not your usual town centre terraced home and really needs to be viewed to be appreciated. Call the Warwick office today on 01926 411480 to book your viewing.



A pretty, three bedroom, end terrace, Edwardian home on a popular residential street within easy walking distance of Warwick town centre.

The property is in move in ready condition, has gas central heating, fully double glazed and a walled garden to the rear with side access.

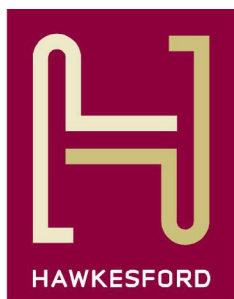




Total area: approx. 81.0 sq. metres (871.4 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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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.

Entrance

Entrance to the property is via a wooden door with glazed fan light which opens up in to the entrance hall. Having brush matting to floor and then original wooden floor boards, neutral décor to walls and ceiling, light point to ceiling, gas central heating radiator, electric sockets and phone point. Located under the stairs there are two storage cupboards one having a light point.

Carpeted stairs lead up to the first floor landing and a wooden door leads in the down stairs toilet.

Downstairs Toilet

Having wood effect flooring and neutral décor to walls and ceiling, obscure glazed, double glazed window to front elevation and there is a light point to ceiling. Fitted with a white low level toilet, white basin with chrome hot and cold mixer tap, gas central heating radiator and folding, double doors which house useful storage.

Dining Room

10'11" x 10'7"

Accessed from the entrance hall via a wooden framed, obscure glazed door leads in to the dining room. Having wooden flooring and neutral décor to walls and ceiling, white UPVC double glazed, double French doors to rear elevation which lead out in to the garden, light point to ceiling, gas central heating radiator and electric sockets.

An open, square archway and step down leads in to the living room.

Living Room

11'0" x 12'2" (max)

Being carpeted to floor and having a continuation of the neutral décor to walls and ceiling, light point to ceiling and to walls in the alcove. White UPVC, double glazed window to front elevation, gas central heating radiator, low level double cupboards to both alcoves, electric sockets and TV point. Fitted with a live flame, coal effect gas fire.

Kitchen

7'10" x 6'10"

Accessed from the dining room via a wooden framed, obscure glazed door which leads in to the kitchen. Having cushioned flooring and neutral décor to walls and ceiling, light point to ceiling and white UPVC double glazed door and window to rear elevation. The kitchen is fitted with a range of base and wall units, with a cream shaker style frontage with a brushed chrome handle, wood effect melamine work surface and fitted with an integrated fridge freezer, electric oven, four ring gas hob over with integrated extractor above, space and plumbing for washing machine and there is a one and a half bowl stainless steel sink with matching drainer and chrome hot and cold mixer tap. Various electric sockets and fused switches.

From the entrance hall, carpeted stairs lead up to the first floor landing with a white UPVC, double glazed window to side elevation, exposed original wooden floorboards, continuation of the neutral décor to walls and ceiling, large loft hatch to ceiling (loft ladder fitted and part boarded), wooden doors lead in to all rooms.

Bedroom One

10'11" x 11'9"

Being carpeted to floor and having a continuation of the neutral décor to walls and ceiling, white UPVC double glazed window to front elevation, gas central heating radiator below, light point to ceiling, two double built in wardrobes, electric sockets and a feature fireplace.

Bedroom Two

10'6" x 10'11"

Being carpeted to floor and having a continuation of the neutral décor to walls and ceiling, white UPVC double glazed window to rear elevation, gas central heating radiator below, light point to ceiling and electric sockets

Bedroom Three

7'11" x 6'7"

Being carpeted to floor and having a continuation of the neutral décor to walls and ceiling, white UPVC double glazed window to front elevation, gas central heating radiator, light point to ceiling and electric sockets.

Family Bathroom

Having cushioned flooring and neutral décor to walls and ceiling with walls being tiled to full height in the bath and shower area. Obscure glazed, white UPVC double glazed window to rear elevation, chrome heated towel and white pedestal wash hand basin with chrome hot and cold mixer tap, white bath with chrome hot and cold mixer tap and electric shower over, white low level WC and a full height airing cupboard which houses the gas central heating boiler (boiler is 3 years old and regularly serviced). Additional storage is provided via a double cupboard over the toilet position.

Outside

To rear of the property is an enclosed, walled garden. As you enter the garden from the dining room there is a paved patio, three steps lead up to the lawn which has well stocked and mature beds. To the rear of the garden is a wooden shed, to the side elevation is a full height gate and there is also an outside tap and outside light.

Council Tax

We understand the property to be Band C.

Photographs

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