

**HANWORTH ROAD, WARWICK CV34 5DX**



**A well presented, three bedroom mid terrace home on a popular residential street within an easy walking distance of Warwick town centre, Warwick Hospital and Warwick Railway Station. The property benefits from an attractive rear garden, a large workshop to the rear and driveway parking to the front.**

- No Chain
- Three Bedrooms
- Open Plan Living/Dining Room
  - Fitted Kitchen
  - Garden Room
  - Shower Room
- Driveway Parking for Two Cars
  - Enclosed Rear Garden
- Walking Distance to Warwick Town Centre, Hospital and Train Station
- Popular Location

**3 BEDROOMS**

**PRICE GUIDE £290,000**

Welcome to this traditional three-bedroom mid-terrace house located on Hanworth Road in the market town of Warwick. This property boasts a warm and welcoming atmosphere and is in great condition throughout.

Situated in a prime location, this house offers the convenience of being within walking distance to Warwick town centre, the hospital, and the train station, making it ideal for those seeking easy access to amenities and transportation links.

One of the standout features of this property is the off-road parking available for two cars, a rare find in such a central location. This added convenience ensures that you'll never have to worry about finding a parking space after a long day out.

The house provides ample space for comfortable living, whether you're looking to relax in the cosy living area or unwind in one of the three bedrooms, this property offers a versatile layout to suit your needs.

Don't miss the opportunity to make this lovely house your new home. With no chain involved, you can move in hassle-free and start enjoying all that this property and the charming town of Warwick have to offer.

Property in brief - Porch, Entrance Hall, Open Plan Living/Dining Room, Kitchen, Garden Room, two Double Bedrooms, one Single Bedroom, Shower Room. Enclosed Rear Garden with Workshop and Driveway Parking to the Front

Details in Full.

### **Frontage**

To the front of the property there is a brick weave driveway providing off road parking for two cars.

Obscure glazed double doors lead into the small entrance porch which has the traditional tiling to floor, neutral décor to walls and ceiling, and a wooden framed obscure glazed doors leads into the entrance hall.

### **Entrance Hall**

Having wood effect flooring, neutral décor to walls and ceiling, light point to ceiling, a radiator and an under stairs storage cupboard.

### **Open Plan Living Dining Room 21'6" x 9'1" (6.560 x 2.774 )**

Stripped wooden flooring, neutral décor to floor and ceiling, bay style UPVC double glazed window to front elevation, two lightpoints to ceiling, two radiators, coal effect gas fire with a marble effect hearth and surround and a painted wooden mantle. UPVC double glazed French doors lead out into the garden room,

### **Kitchen 19'1" x 7'2" (5.829 x 2.201)**

Accessed of the entrance hall via a sliding glazed door. Having a range of wall and base units in a cream shaker style frontage, one and a half bowl stainless steel sink with an additional filtered water tap set into worksurface with tiled splashback tiled floor, neutral décor to walls and ceiling, UPVC double glazed window to rear elevation overlooking the the garden. Two light points to ceiling, a radiator, space and plumbing for a washing machine, space for a tumble dryer, space and plumbing for a dishwasher, space for a large range style cooker with an extractor hood over and space for a full height fridge freezer.

The Baxi combi boiler is also housed in here.

**Garden Room 8'8" x 10'9" (2.658 x 3.280)**

Accessed off the kitchen via a wooden framed glazed door, and from the dining area via a UPVC French door, the garden room has stripped wooden flooring, spotlights to ceiling, three wall mounted light points, neutral décor to walls, the ceiling is mainly UPVC panels and one large glazed panel allowing in a huge amount of natural light. UPVC double glazed double French doors lead out onto the garden.

**First Floor Landing**

Returning to the entrance hall, carpeted stairs lead up to the first floor landing where there is a continuation of the carpet, neutral decor to walls, lightpoint and access to loft void to ceiling.

**Bedroom Two 9'7" x 10'0" (2.940 x 3.054)**

Having carpet to floor, decorated walls and ceiling, UPVC double glazed window to rear elevation, light point to ceiling and a radiator.

**Bedroom One 13'3" x 8'11" (4.053 x 2.735)**

measurements include the bay window.

Having carpet to floor, decorated walls and ceiling, UPVC bay style window to front elevation, light point to ceiling, a radiator and a run of fitted units providing useful storage with blanket storage over

**Bedroom Three 7'0" x 8'4" (2.145 x 2.554)**

Having carpet to floor, decorated walls and ceiling, UPVC double glazed window to front elevation, light point to ceiling and a radiator and a useful double cupboard built in over the stair bulkhead.

**Shower Room 5'9" x 5'4" (1.768 x 1.631)**

Fitted with a low level flush wc, pedestal wash hand basin, walk in corner shower, chrome heated towel rail, tiled to floor and the majority of the walls are tiled to ceiling height, UPVC obscure glazed window to rear elevation, light point to ceiling and an extractor fan to high level.

**Outside**

To the rear of the property is the garden which can be access via the garden room. Having a decked area which is a lovely spot to sit outside and enjoy the sun, the remaining garden is mainly laid to lawn with well stocked and mature beds, a paved path leads down to the bottom of the garden where there is a full height gate and a large workshop.

**Council Tax**

We understand the property to be Band C .

**Viewing**

Strictly by appointment through the Agents on 01926 411 480.

**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.

**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.

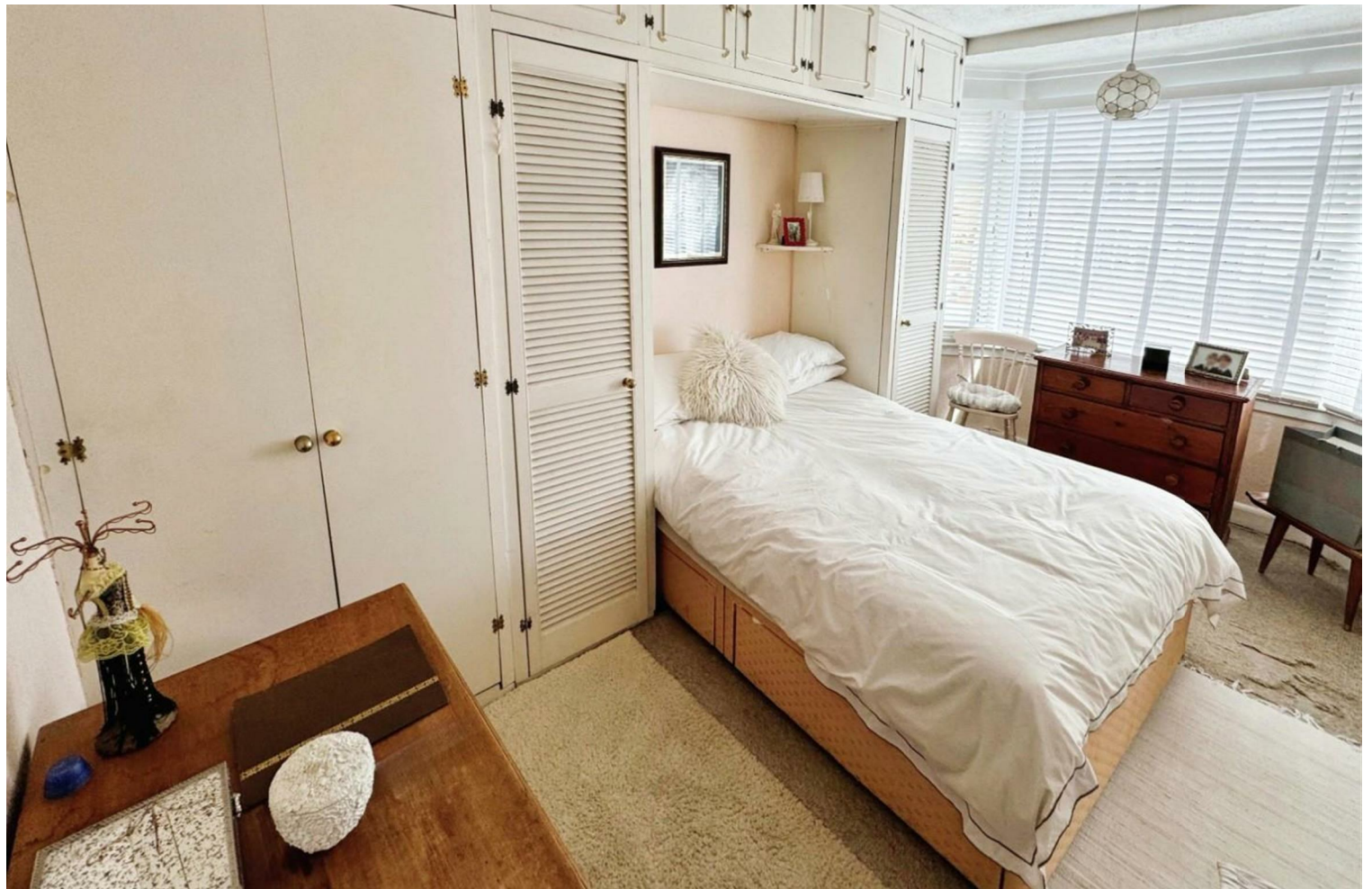
**Disclaimer**

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.





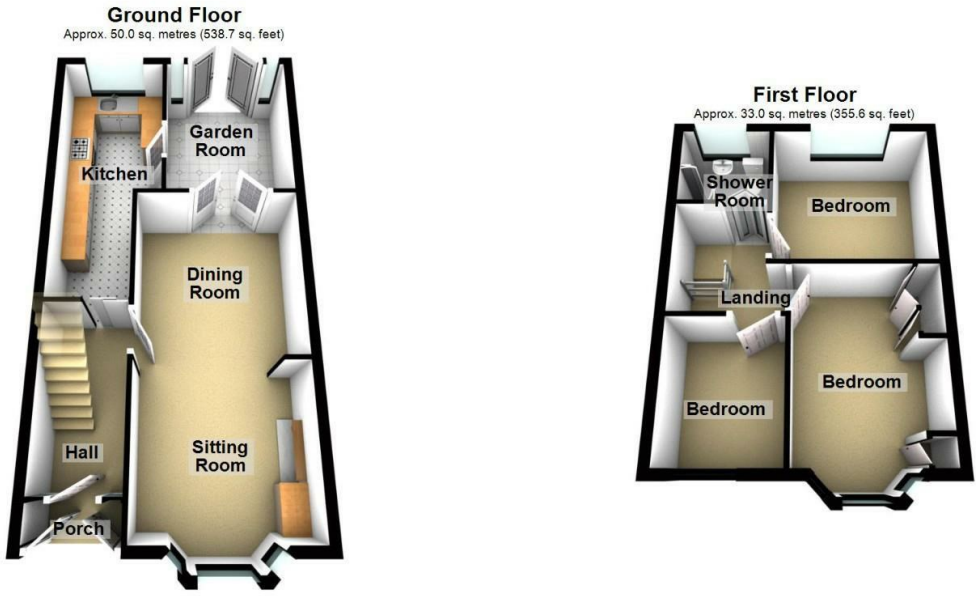












Total area: approx. 83.1 sq. metres (894.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>62</b>	<b>79</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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