



Priory Road | Warwick | CV34 4NA

Price guide €450,000



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This stunning terraced house is a true gem, perfect for those seeking a blend of comfort and style. Available fully furnished and with no onward chain, this property is ready for you to move in and make it your own.

The house boasts three generously sized double bedrooms, providing ample space for family or guests. The heart of the home is the large open-plan living and dining room, which features a delightful wood-burning stove, creating a warm and inviting atmosphere for gatherings or quiet evenings in.

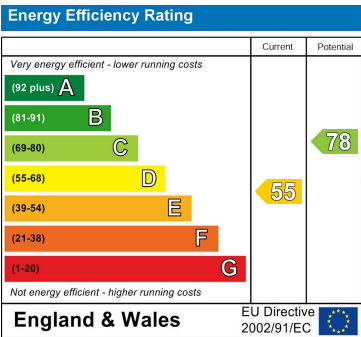
The modern fitted kitchen is a chef's dream, equipped with contemporary appliances and plenty of storage, making meal preparation a pleasure. The luxurious bathroom adds a touch of elegance, offering a serene space to unwind after a long day.

This property is not just a house; it is a home that combines modern living with classic charm. With its prime location in Warwick, you will enjoy easy access to local amenities, Warwick train station, schools, and beautiful parks. Whether you are a first-time buyer or looking to invest, this terraced house is an opportunity not to be missed. Come and experience the perfect blend of comfort and convenience in this delightful property.



- Mid Terrace Home
- Large, Open Plan Living Dining Room with Woodburning Stove
- Modern Fitted Kitchen
- Three Double Bedrooms
- Luxurious Four Piece Bathroom
- Low Maintenance Courtyard Garden
- Available Fully Furnished
- Immaculate Condition
- No Upward Chain
- EPC - D (55)





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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 Vestibule
 Entrance to the property is via a composite front door which leads in to the entrance vestibule. Having rush matting to floor and a wooden framed glazed door which leads in to the open plan Living Dining Room.

Living Dining Room
 15'4" x 26'11" (max)
 Two distinctive areas identified by the flooring. As you enter and through in to the dining area is wooden flooring, in the living area there is carpet to floor. Bay, double glazed window to front elevation and a large double glazed panel with opening window to rear elevation overlooking the garden, three light points to ceiling, two gas central heating radiators, wood burning stove set on a stone hearth in an inglenook fireplace with a solid wood mantle.
 Large under stairs storage cupboard with light point.

Kitchen
 14'5" x 6'11"
 With wood effect flooring, double glazed door to side elevation giving access out in to the garden and a large, square, double glazed window to rear elevation with a white, ceramic sink set in to the worksurface. The kitchen is fitted with a range of base and wall units in a cream shaker style frontage, brushed chrome handle and a quartz worksurface and upstand. Two light points to ceiling, tall graphite coloured gas central heating radiator, space for undercounter fridge, integrated washing machine, integrated double electric oven, four ring gas hob with extractor over and a black glass backsplash.

From the living dining room, carpeted stairs lead up to the first floor landing where the carpet continues and white painted doors leading in to all rooms.

Bedroom One
 15'4" x 12'9"
 Carpeted to floor, original window to front elevation, gas central heating radiator and there is a light point to ceiling.

Bedroom Two
 14'1" x 9'1"
 Carpeted to floor, double glazed window to rear elevation, gas central heating radiator and there is a light point to ceiling.

Bathroom
 Being tiled to floor and to half height to walls which increases to full height in the walk in shower. The bathroom is fitted with a gas central heating radiator with additional heated towel rail, large, free standing bath with a tower tap with additional shower wand, large walk in shower with chrome shower and chrome controls with additional waterfall shower head and a white circular basin with a modern chrome hot and cold mixer tap, LED spotlights and extractor to ceiling and a double glazed window to rear elevation. Full height cupboard providing airing cupboard storage and houses the combi boiler.

From the landing carpeted stairs lead up to the second floor landing where there is a window to rear elevation and a light point to ceiling.

Bedroom Three
 18'10" x 11'0"
 Being carpeted to floor and having a double glazed window to rear elevation, gas central heating radiator, light point to ceiling and low level, loft access.

Outside
 To the rear of the property is a low maintenance, courtyard style garden. Having Astroturf, out side tap, power point and light.

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.

Council Tax
 We understand the property to be Band D.

Viewing
 Strictly by appointment through the Agents on 01926 411 480.

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.