



Linen Street, Warwick

Guide price £350,000

*Distinctive
Collection*





Linen Street

Warwick, CV34 4DS

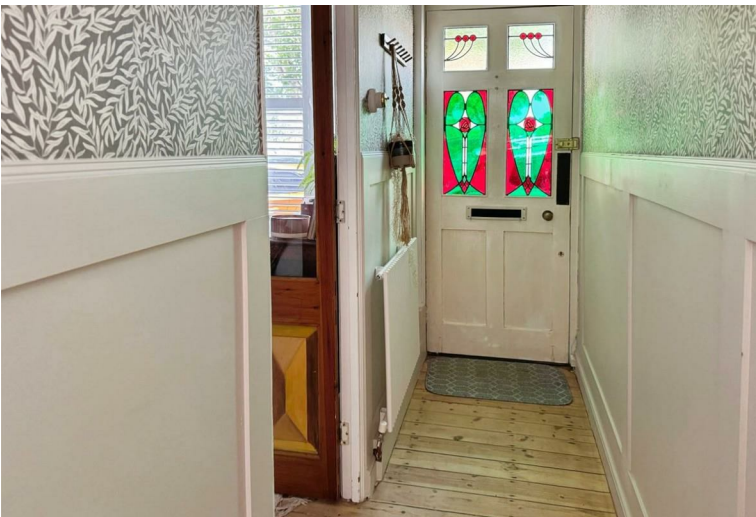
This charming mid-terrace house offers a delightful blend of modern living and classic appeal. With its prime town centre location, residents will enjoy easy access to a variety of local amenities, the racecourse, shops, and eateries, making it an ideal choice for those who appreciate convenience.

The property boasts two spacious double bedrooms, the main bedroom has an en-suite shower room. The ground floor features a well-appointed bathroom located off the kitchen. One of the standout features of this home is the open plan kitchen diner, which is beautifully presented and offers a contemporary space for cooking and dining. This area is perfect for family gatherings or casual meals with friends, fostering a sense of togetherness. Step outside to discover the gorgeous south-facing garden, a true gem that invites you to bask in the sunshine. This outdoor space is ideal for gardening enthusiasts or those who simply wish to unwind in a tranquil setting.

Overall, this property is beautifully presented throughout, making it a wonderful opportunity for anyone looking to settle in a vibrant and historic town. With its combination of comfort, style, and location, this home is sure to impress.

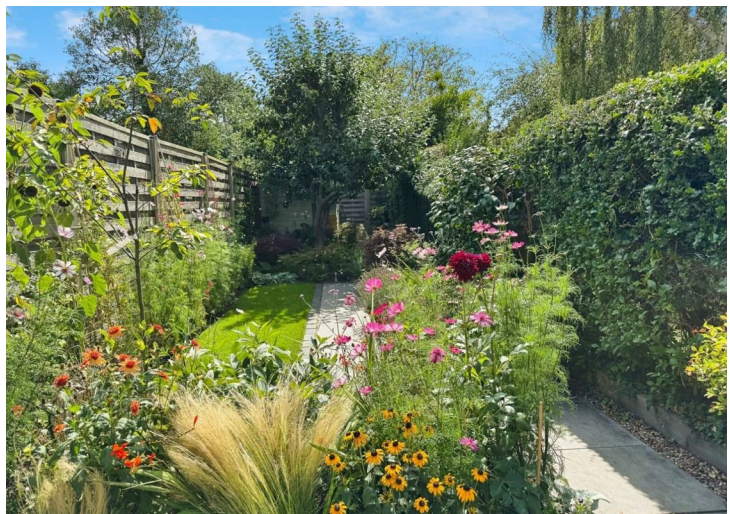
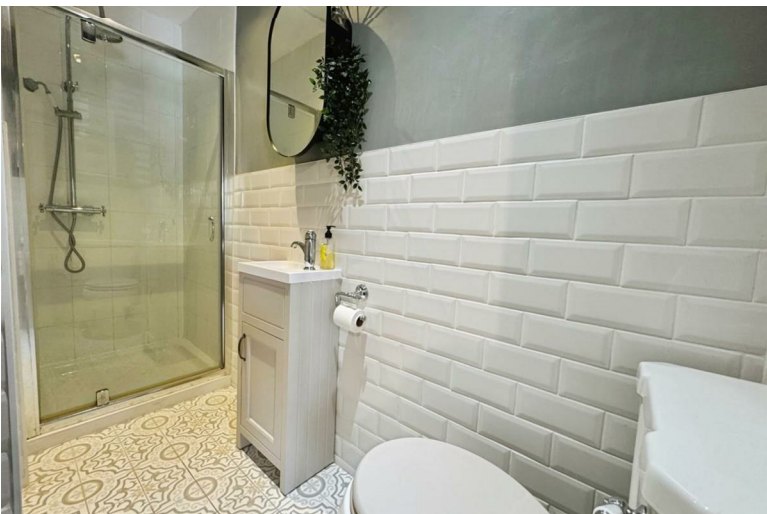






- Beautifully Presented
- Town Centre Mid Terrace Home
- Living Room with Open Fire
- Large Modern Kitchen Diner
- Downstairs Bathroom
- Main Bedroom with En-Suite Shower Room
- Second Double Bedroom
- Beautiful South Facing Garden
- Local Amenities Within Walking Distance
- EPC -







The Property

Entrance

Entrance to the property is via an original, stained glass door which opens in to the entrance hall. Original stripped pine floorboards and having panelling to walls to half height with a William Morris style wallpaper above. Light point to ceiling, gas central heating radiator. Double, wooden, part glazed doors which open in to the Living Room.

Living Room

9'2" x 12'2" (in to bay window)

Continuation of the stripped pine wooden flooring, original bay window to front elevation with plantation shutters fitted, light point to ceiling, modern, graphite coloured tall gas central heating radiator, open fireplace being Victorian style with a tiled surround and a hearth. A storage area is located in the right hand side alcove - perfect for the television and the storage of books, DVD's etc a further slimline cupboard which houses the meters and the fuse box and built in blanket storage to the left of the fire.

From the entrance hall there is access in to the under stairs storage cupboard.

An open doorway leads in to the open plan Kitchen Dining Room.

Kitchen Dining Room

Dining Area

12'8" x 10'2"

Continuation of the original stripped pine flooring, neutral decor to walls and ceiling, light point to ceiling, white UPVC double glazed door to rear elevation, with cat flap, giving access out in to the garden. One light point to wall, Victorian style, cast iron, gas central heating radiator, feature fireplace with a tiled hearth and a wooden mantle.

The dining area opens up in the kitchen.

Kitchen

11'8" x 7'5"

Engineered solid wood floors and the neutral decor continues to the walls and ceiling, white UPVC, double glazed window to side elevation with additional original window to side elevation. LED Spotlights and loft access to ceiling.

The kitchen is fitted with a range of base and wall units with a grey coloured, shaker style frontage with brass handles and knobs, slimline, herringbone, subway tiles splash back and a quartz worksurface. Integrated appliances of AEG electric oven, AEG induction hob, Samsung full height fridge freezer, Bosch microwave, Bosch slimline dishwasher and an AEG washer dryer. White quartz, under worksurface mounted double sink with a brass coloured, Kettle mixer tap which gives boiling and filtered water as well as the normal hot and cold. Integrated Worcester combi boiler.

Bathroom

7'5" x 6'10"

Tiled to floor with neutral decor to walls and ceiling, white UPVC double glazed window to rear elevation, light point to ceiling and an extractor to high level, chrome heated towel rail, high level WC with pull flush, white pedestal wash hand basin with chrome hot and cold, free standing claw foot bath with chrome hot and cold mixer tap with shower attachments.

From the dining area an open doorway houses the staircase where the wooden stairs with central carpeted runner lead up to the first floor landing. Light point and loft access to ceiling (loft being part boarded) white painted doors leads in to both bedrooms.

Bedroom One

11'10" x 10'2"

Having stripped original pine floorboards and having neutral décor to walls and ceiling, original sash window to front elevation with white plantation shutters fitted, gas central heating radiator, feature original fireplace, double fitted wardrobe and there is a light point to ceiling.

En-Suite Shower Room

Accessed via a folding door and having Victorian style tiles to floor, walls being tiled around the basin and toilet to half height in a white subway tile, increasing to full height in the walk in shower in a white square tile, LED spotlight to ceiling and fitted with a chrome heated towel rail, low level WC, white basin with chrome hot and cold mixer tap with vanity unit below and a large walk in shower with chrome handle bar shower controls, chrome shower attachments and an additional waterfall shower head.

Bedroom Two

11'9" x 10'1"

Accessed off the landing and having stripped original wooden floorboards and neutral décor to walls and ceiling, original sash window to rear elevation, gas central heating radiator, feature original fireplace and there is a light point to ceiling and a three drawer pack.

Outside

To the rear of the property and accessed from the dining area is one of the main selling features of this town centre property, the beautiful and south facing garden. As you enter the garden a brick pathway leads you down the side return to the patio, a perfect spot for outside seating and there is the benefit of an outside socket. The slabs continue down through the garden with a well tended area of lawn, slightly raised bed with well stocked and mature plants. the path continues down to the rear where there is a full height gate. Wooden shed and outside electric socket with a hard landscaped area to the rear - a area area for the storing of bins and a water butt. To the side return there is an outside light and tap.

Parking

On street permit parking with additional parking in a residents only car park located opposite the house.

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 C.

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

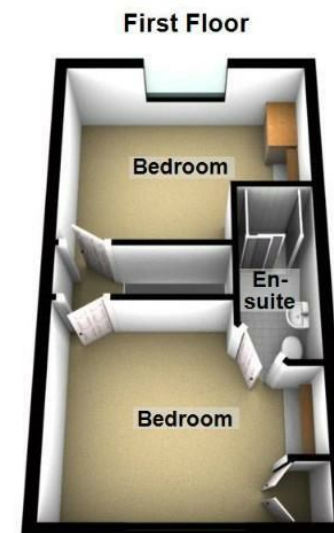
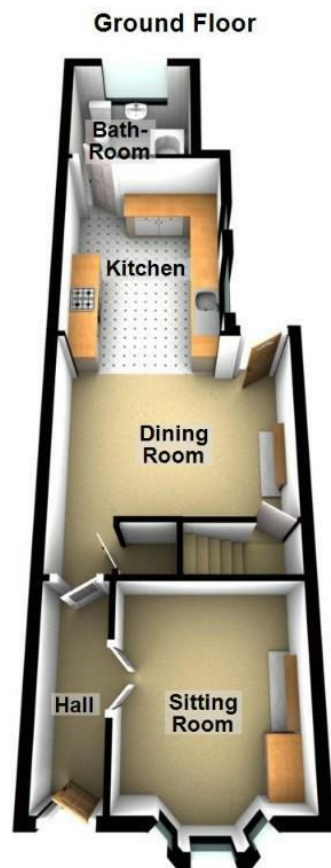
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Disclaimer

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.

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.



Total area: approx. 72.7 sq. metres (782.0 sq. feet)

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