



St. Michaels Road | Warwick | CV34 5RW

Price guide £340,000



St. Michaels Road | Warwick | CV34 5RW

This three bedroom, end terrace home is ideal for families or those seeking extra space. The property boasts a good sized living room and a conservatory.

One of the standout features of this home is the fabulous south facing rear garden, a wonderful outdoor space perfect for enjoying sunny days or hosting gatherings. The garden offers a tranquil retreat, allowing you to unwind in a peaceful setting.

To the front the property boasts a brick weave driveway providing off street parking for at least two vehicles.

Location is key, and this property does not disappoint. It enjoys excellent access to the A46 and M40, making commuting a breeze. Additionally, you will find yourself within walking distance of Warwick town centre, where you can explore a variety of shops, cafes, and local amenities. The nearby hospital and train stations further enhance the convenience of this location, ensuring that everything you need is just a short stroll away.

The house is nicely presented throughout, making it ready for you to move in and make it your own. Whether you are a first-time buyer, a growing family, or looking to downsize, this property offers a wonderful opportunity to enjoy comfortable living. Don't miss the chance to view this lovely home and experience all that it has to offer.

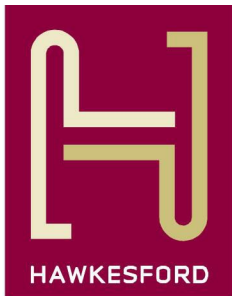
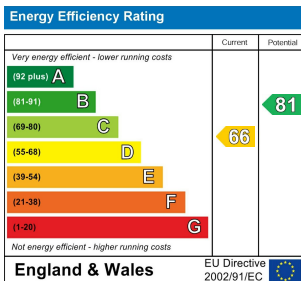


- Easy Walk to Town Centre
- Ideally Located for Both Train Stations and Warwick Hospital
- Great Access on A46 and M40 Road Networks
- Living Room and Separate Conservatory
- Kitchen
- Three Bedrooms
- Shower Room
- Good Sized South Facing Rear Garden
- Driveway Parking
- EPC - D (66)





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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 white, double glazed front door which leads in to a bright and airy entrance hall. With wood effect, cushioned flooring and a neutral and modern decor to walls and ceiling. Carpeted stairs lead up to the first floor landing, gas central heating radiator, light point to ceiling and an under stairs storage cupboard.

Living Room

4.223m x 3.492m (13'10" x 11'5")

Being carpeted to floor and having a continuation of the decor to walls and ceiling. Large white double glazed window to front elevation, gas central heating radiator below and there is a light point to ceiling. The main feature of the living room is the coal effect, live flame gas fire with marble hearth, surround and mantle.

Kitchen

4.359m x 2.586m (14'3" x 8'5")

The flooring and decor continues from the entrance hall. Large double glazed window to rear elevation, LED spotlights to ceiling and to under wall mounted units, gas central heating radiator. The kitchen is fitted with a range of base and wall units in a white fronted, shaker kitchen with black handles and a wood effect melamine work surface. Range oven with three electric ovens and a five ring gas hob with additional ceramic, electric hob. Space for washing machine, space for slimline dishwasher and space for full height fridge freezer. Fitted with a stainless steel one and a half bowl sink with matching drainer and chrome hot and cold mixer tap. The back splash is tiled in a white, subway tile.

Utility Room/Boot Room

Accessed off the the kitchen via an open doorway, with a continuation of the flooring and decor, light point to ceiling, obscure glazed, double glazed window to side elevation, Potterton gas boiler, original door housing a useful storage area.

An obscure glazed, double glazed door leads in to the conservatory.

Conservatory

4.937m x 2.945m (16'2" x 9'7")

Being tiled to floor and having exposed brick and double glazed units to walls, Polypropylene roof, double glazed, double French doors to rear elevation giving access out in to the garden and a double glazed, single door to side elevation also giving access out in to the garden. Gas central heating radiator.

From the entrance hall, carpeted stairs lead up to the first floor landing where there is a continuation of the carpet and neutral decor. Light point and loft access to ceiling.

Bedroom One

2.906m x 3.492m (9'6" x 11'5")

Carpeted to floor and a continuation of the neutral decor, large double glazed window to front elevation, gas central heating radiator below, light point to ceiling and there is a run of fitted wardrobes, three double, all with blanket storage above.

Bedroom Two

2.596m x 3.620 (8'6" x 11'10")

Carpeted to floor and a continuation of the neutral decor with a vibrant wallpapered wall, large double glazed window to rear elevation, gas central heating radiator below and light point to ceiling.

Bedroom Three

2.506m x 2.496m (8'2" x 8'2")

Carpeted to floor and a continuation of the neutral decor, double glazed window to front elevation, gas central heating radiator, light point to ceiling and a large shelf where the bulk head is over stairs position.

Shower Room

2.335m x 1.623m (7'7" x 5'3")

Being tiled to floor and to ceiling height on the walls. Obscure glazed, double glazed window to rear elevation, gas central heating radiator and there are LED spotlights to ceiling. The shower room is fitted with a white low level WC with chrome push flush, large walk in corner shower with chrome shower attachments and additional waterfall shower head and a white basin with chrome hot and cold mixer tap.

Rear Garden

As you access the garden from the conservatory there is a paved patio bordered by raised brick flower beds, two steps down lead to the good sized lawn with well stocked and mature beds. A paved pathway leads down to the end of the garden where there is an area of hard standing with a shed and a greenhouse. Going back up to the patio, the paving continues down the side return of the property where there is a full height gate which gives access out to the driveway.

Driveway

Located to the front of the property is a brick weave driveway providing off street parking for at least two vehicles.

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.

Photographs

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

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.