



Gaveston Close, Warwick

*Distinctive  
Collection*









# Gaveston Close

Warwick, CV34 5HR

Price guide €400,000

Nestled in the desirable Gaveston Close, Warwick, this charming end-terrace house offers a splendid opportunity for families seeking a spacious and flexible home. Spanning an impressive 1459 square feet, the property boasts two inviting reception rooms, perfect for both relaxation and entertaining. With four well-proportioned bedrooms, there is ample space for family living, and the accommodation can easily be adapted to include a fifth bedroom if desired.

The house features two modern bathrooms, ensuring convenience for busy households. Set over three floors, the layout provides a sense of privacy and separation, making it ideal for both family life and hosting guests.

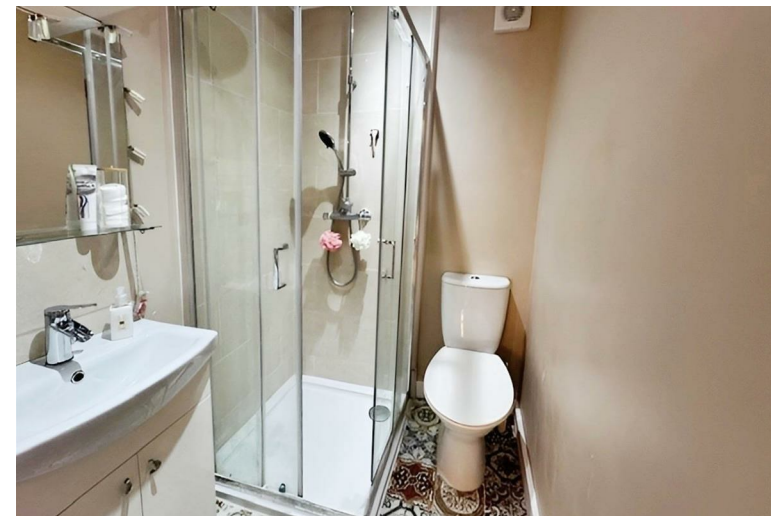
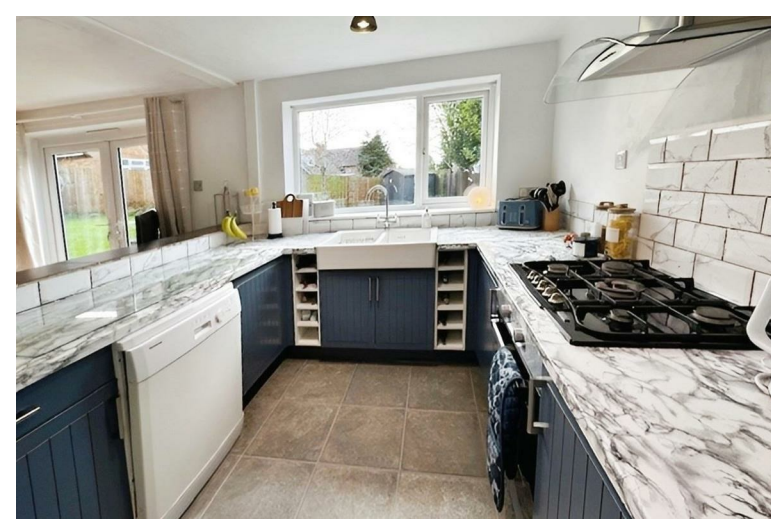
One of the standout features of this property is its large corner plot, which includes a fabulous garden that offers a wonderful outdoor space for children to play or for hosting summer gatherings. The garden is complemented by a garage and a driveway, providing parking and storage options.

Location is key, and this home benefits from easy access to Warwick Hospital, the train station, and major road networks including the A46 and M40, making it perfect for commuters and those who enjoy exploring the wider area.

In summary, this delightful end-terrace house on Gaveston Close presents a unique opportunity for those seeking a versatile family home in a prime location. With its generous living space, beautiful garden, and convenient amenities nearby, it is sure to appeal to a variety of buyers.







- End Terrace Home
- Fabulous Location
- Four/Five Good Sized Bedrooms
- Family Room with Open Plan Kitchen and Seperate Utility Room
- Presented in Good Order Throughout
- First Floor Living Room (currently used as a fifth bedroom)
- Modern Bathroom and Additional Shower Room
- Large Corner Plot
- Garage and Driveway
- EPC -

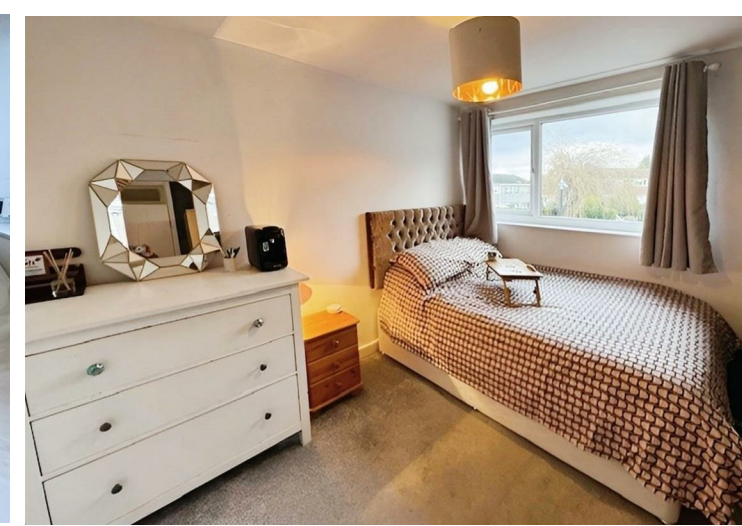
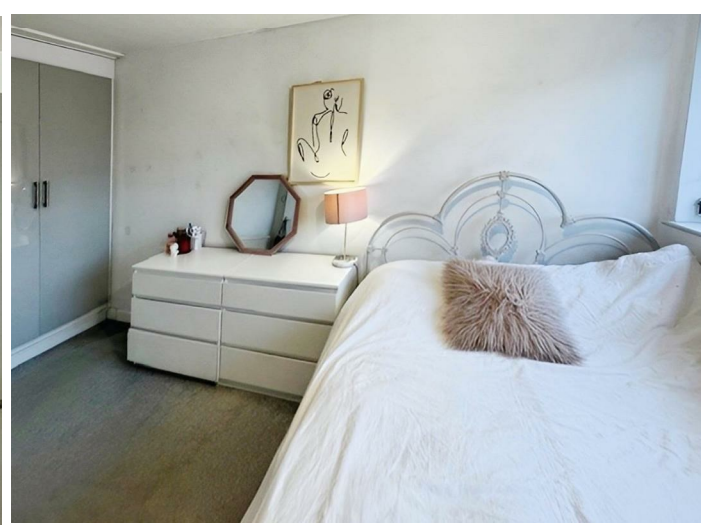
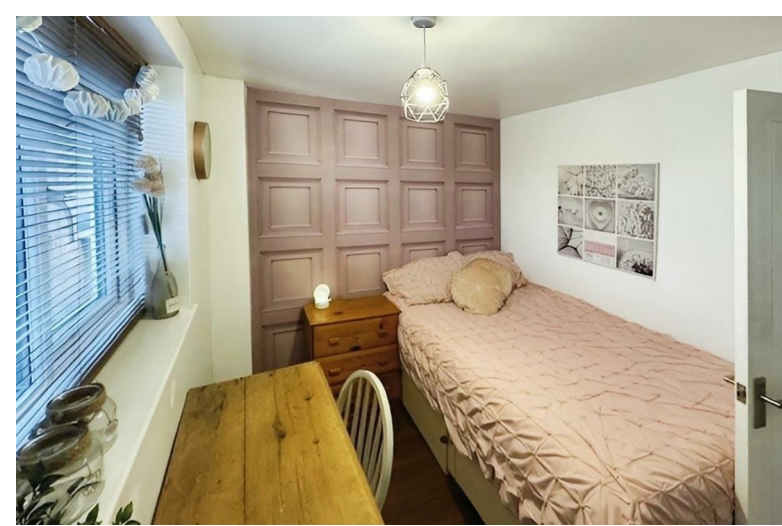


















# The Property

## Entrance

uPVC double glazed front door gives access into hallway having recessed light points to ceiling, single panelled radiator. Laminated floor extending into the living room.

## Cloakroom

Having opaque double window to front elevation, light point to ceiling, low level flush W.C., pedestal wash hand basin with tiled splashback, wall mounted heated towel rail and laminated floor.

## Living room

6.4 x 2.94 max (20'11" x 9'7" max)

Having two light points to ceiling, two uPVC double glazed windows overlooking the side rear elevation, double panelled radiator, uPVC double glazed French doors leading out onto rear garden, archway through to ...

## Kitchen

3.34 x 2.54 (10'11" x 8'3")

Having central light point to ceiling, uPVC double glazed window to rear elevation, fitted kitchen to comprise: six base units, space and plumbing for dishwasher, space for free standing fridge/freezer, twin Belfast sink with mixer tap over, stainless steel single oven, five ring gas hob inset into marble effect work surface with splashback, wine rack, tiled floor extending into ...

## Utility

2.8 x 1.64 (9'2" x 5'4")

Having light point to ceiling, single panel radiator, units matching the kitchen units to comprise: three base units, space and plumbing for automatic washing machine and tumble dryer, four wall mounted units, built-in stainless steel microwave.

Returning to the hallway stairs lead up to ...

## First floor landing

Having light point to ceiling.

## Living room currently utilised as a bedroom

5.8 x 2.8 + 2.7 x 1 (19'0" x 9'2" + 8'10" x 3'3")

Two light points to ceiling, double glazed window overlooking rear elevation, single panelled radiator, laminated flooring, uPVC French doors leading out onto balcony overlooking the rear garden.

## Bedroom Three

3.34 x 2.7 (10'11" x 8'10")

Having light point to ceiling, uPVC double glazed window to front elevation and double panelled radiator.

## Bedroom Four

2.4 x 2.93 (7'10" x 9'7")

Having light point to ceiling, double glazed window to front elevation, single panelled radiator and laminate flooring.

Returning to the landing stairs lead up to the

## Second floor landing

Having access to loft which has a pull down ladder, is to the majority boarded and has a light point to ceiling. Light point to ceiling.

## Main bedroom

4 x 2.82 (13'1" x 9'3")

Having light point to ceiling, two double glazed windows overlooking the rear garden, single panelled radiator extending into



#### Dressing area

1.7 x 2.39 (5'6" x 7'10")

Having fitted wardrobes.

#### En-suite

1.7 x 1.4 (5'6" x 4'7")

Having recessed spotlights to ceiling, fitted suite to comprise: shower cubicle tiled to full height, low level flush W.C., vanity wash hand basin with storage cupboard below and splashback over, tiled floor and chrome wall mounted gas central heated towel rail and extractor fitted to high level.

#### Bedroom Two

3.6 x 2.7 (11'9" x 8'10")

Having light point to ceiling, uPVC double glazed window to front elevation, single panelled radiator and built-in wardrobes.

#### Main bathroom

2.92 x 2.36 (9'6" x 7'8")

Having light point to ceiling, extractor fan to ceiling, opaque uPVC double glazed window to front elevation. Modern fitted bathroom to comprise: free standing roll top acrylic bath, large walk-in shower cubicle tiled to full height, vanity wash hand basin with storage below forming part of the unit of two more storage cupboards, low level flush W.C. with Corian work surface over. Heated towel rail.

#### Integral single garage

4.56 x 2.7 (14'11" x 8'10")

Having metal up-and-over door and the advantage of both power, light and water.

#### Outside

From the first floor living room French doors lead out onto a large balcony overlooking the rear garden.

The property has a good size corner plot mainly laid to lawn with mature flowering borders and a number of seating areas and various sheds and summer houses.

#### Tax Band

The Council Tax Band is D

#### Fixtures and Fittings

Only those mentioned within these particulars are included in the sale price.

#### Photographs

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

#### Financial Services

For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our whole of market mortgage advisor to contact you to give you up to the minute mortgage information.


#### General Information

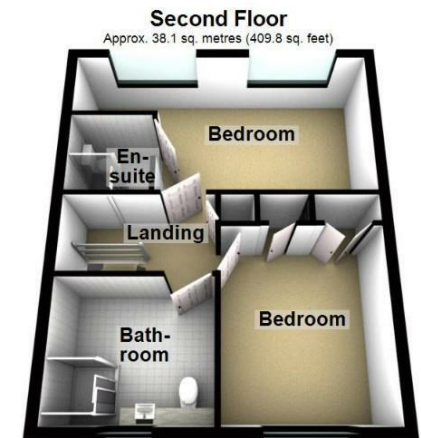
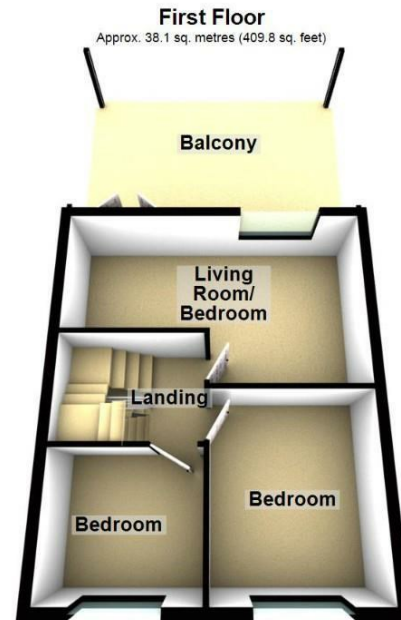
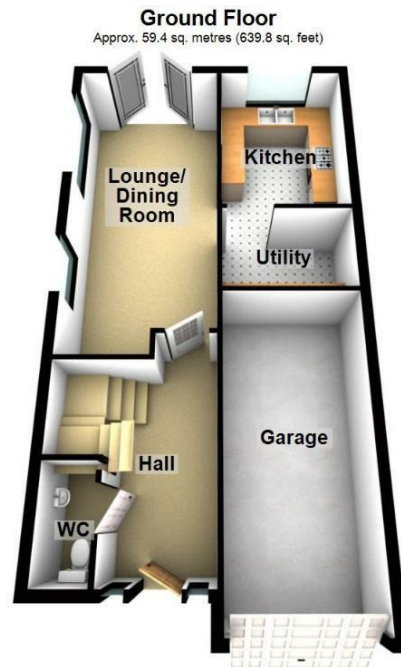
Services to the property - Mains water, gas and electricity are believed to be connected to the property.

#### 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 any part of an offer or contract. The seller does not 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 property. If there is any point that is of particular importance to you, we will be pleased to check 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.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Total area: approx. 135.6 sq. metres (1459.5 sq. feet)



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