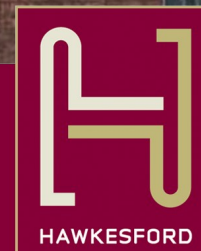




High Street | Warwick | CV34 4AX

Price guide £550,000



## High Street | Warwick | CV34 4AX

Nestled in the heart of Warwick on the bustling High Street, this charming mid-terrace house offers a delightful blend of character and modern living. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The inviting reception room serves as a warm and welcoming area, ideal for both relaxation and entertaining guests.

The house boasts a traditional charm, with features that reflect its rich history, while still providing the comforts of contemporary living. To the rear is a pretty, south facing courtyard garden as well as a roof terrace.

Living on High Street means you are surrounded by a vibrant community, with an array of shops, cafes, and local amenities just a stone's throw away. The picturesque streets of Warwick, with its historic architecture and scenic parks, provide a lovely backdrop for leisurely strolls and outdoor activities.

This property is not just a house; it is a home full of character, waiting for the right owner to appreciate its unique charm. Whether you are looking to settle down or invest in a property with potential, this mid-terrace house on High Street is an opportunity not to be missed.



- Grade 2 Listed
- Town Centre
- Three Bedrooms
- Courtyard Garden and Roof Terrace
- Large Living Dining Room
- Fitted Kitchen with Aga
- Dining Room/Sun Room
- Oozes Character
- Family Bathroom
- Small Cellar



#### Entrance

Entrance to the property is via two steps which lead up to a solid wood front door. This opens up in to the entrance area where there is a stone tiled floor and a small step up which leads in to the Living Dining Room.

#### Living Dining Room

4.655m x 7.650m (15'3" x 25'1")

The real heart of the home with original windows to front and rear elevation and a continuation of the stone tiled flooring. Victorian style gas central heating radiators, solid oak staircase which leads up to the first floor landing. Oak door which houses a useful storage cupboard and a matching door opens up in to the cellar which has a light point and electric sockets and is a great spot for storage. An abundance of original beams to ceiling.

#### Kitchen

4.056m x 2.584m (13'3" x 8'5")

Having quarry tiled flooring and a window to side elevation, fitted with a range of base and wall units in a cream shaker style frontage and with a granite work surface. White Belfast sink, two oven, gas fired Aga with mirrored splash back and original beam over. Integrated dishwasher and space for a large fridge freezer. Dumb waiter (not currently working) which goes up to the first floor - taking away the hassle of having to carry your gin and tonic up the stairs for a sundowner on the south facing roof terrace!

#### Dining Area

3.856m x 2.034m (12'7" x 6'8")

Accessed via an open doorway from the kitchen and having a continuation of the quarry tiles to floor, double doors which open out in to the courtyard garden, window to side elevation, Victorian style radiator.

From the living room an oak staircase leads up to the first floor landing, having exposed original floorboards, oak doors leading in to two bedrooms and the bathroom, gas central heating radiator.

#### Bedroom One

4.532m x 3.127m (14'10" x 10'3")

Original wooden floorboards and original beams to ceiling, original window to front elevation, Victorian style radiator, oak fronted, triple fitted wardrobes and an additional, large storage cupboard. Feature fireplace.

#### Bathroom

Being tiled to floor, obscure glazed window to rear elevation and having loft access to ceiling. Fitted with a claw foot bath with chrome hot and cold mixer tap and shower attachments, pedestal wash hand basin and a white low level WC, Victorian style radiator with towel warmer.

#### Bedroom Three

2.538m x 4.381m (8'3" x 14'4")

Having original wooden floorboards, loft access to ceiling, gas central heating radiator, double, French doors leading out on to the south facing roof terrace. This room is where the dumb waiter comes up to from the kitchen.

From the landing carpeted stairs lead up to the loft bedroom.

#### Loft Bedroom

3.175m x 4.482m (10'4" x 14'8")

Original wooden floorboards and original beams to walls and ceiling, windows to front and rear elevation. Gas central heating radiator, small loft access to ceiling. Oak fronted fitted furniture of wardrobe, five drawer pack, low level cupboard and two bedside tables.

#### Outside

To the rear of the property is a pretty, south facing, paved, courtyard garden with a full height gate.

Roof terrace which is accessed through bedroom three.

#### 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.



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.