

BEAUCHAMP ROAD, WARWICK CV34 5NU



AN EXTENDED THREE BEDROOM SEMI DETACHED FAMILY HOME WITH A SOUTH FACING GARDEN.

- EXTENDED SEMI DETACHED
- SOUTH ASPECT GARDEN
 - DRIVEWAY
- THREE DOUBLE BEDROOMS
 - 1130.4 Sq.ft
- SUPER EXTENDED KITCHEN/RECPETION AREA
 - DINING ROOM
 - LOUNGE
- DOWNSTAIRS SHOWER ROOM
 - FAMILY BATHROOM

3 BEDROOMS

PRICE GUIDE £385,000

Nestled on the charming Beauchamp Road in Warwick, this skillfully extended semi-detached house presents an excellent opportunity for families seeking a comfortable and spacious home. Boasting three generously sized double bedrooms, this property is designed to accommodate the needs of modern family living.

The house features a welcoming layout that maximises space and light, making it an ideal environment for both relaxation and entertaining. The south-facing garden is a delightful addition, providing a sunlit outdoor space perfect for children to play or for hosting summer gatherings with friends and family.

For those with vehicles, the property includes a driveway, ensuring convenient off-road parking. This feature is particularly valuable in a family home, allowing for easy access and added security.

Situated in a desirable area, this property benefits from excellent school catchments, making it a perfect choice for families prioritising education. The surrounding neighbourhood is known for its community spirit and accessibility to local amenities, ensuring that everything you need is within reach.

In summary, this semi-detached house on Beauchamp Road is a wonderful family home with 1130.4 Sq.ft of living accommodation, that combines space, comfort, and a prime location. With its three double bedrooms, off-road parking, and a lovely garden, it is sure to appeal to those looking for a place to create lasting memories.

Front

To the front there is a block paved driveway with space for two cars.

Downstairs Shower Room/Utility

Having a large shower cubicle with a Mira adjustable shower and folding glass door, low-level WC, wash hand basin with mixer tap and base unit under, extractor fan, tiled areas, tiled floor, heated towel rail, work surfacing and space/plumbing for a washing machine and tumble dryer.

Dining Room 13'9" x 12'6" (4.20 x 3.82)

Having laminate flooring and double panel radiator, door opening to staircase, sliding glazed doors lead through to the living room.

Living Room 13'7" x 10'3" (4.15 x 3.13)

With a double glazed bay window to the front elevation, light point and a radiator.

Extended Kitchen/Reception

The breakfast area has tiled flooring, radiator and double glazed window to the rear of the property with large double glazed roof light above bringing in lots of light to the kitchen and breakfast area.

The kitchen area has wooden style butcher's block work surfacing extending around the room with roll edge work surfacing and incorporates the AEG four ring electric hob, range of base units beneath incorporating the AEG full-size dishwasher and slimline wine cooler. Range of eyelevel wall cupboards with under unit lighting, cooker hood, cupboard housing the Worcester wall mounted gas fired central heating boiler, two larger cupboards incorporating oven and grill. Integrated fridge and freezer, and pull out food storage unit, tiled floor.

The living area has steps leading down to a tiled floor with radiator, two double glazed windows to either elevation and bi-folding doors leading to the garden area, two VELUX windows.

Family Bathroom

Four piece suite with panel bath having mixer tap and hand held shower attachment also, wash hand basin in vanity unit with mixer tap, low-level WC, large shower cubicle with tiled surround and Mira adjustable shower, tiled floor, part tiled walls, heated towel rail, extractor fan and door opening to airing cupboard with slatted wood shelf and insulated hot water cylinder.

Bedroom One 17'7" x 7'7" (5.37 x 2.32)

With a double glazed window to the rear with views over the rear garden and rooftop views of Warwick and beyond, radiator, further radiator and telephone point and small cupboard fitted partly above the bulkhead.

Bedroom Two 14'4" x 10'4" (4.39 x 3.16)

with double glazed window to the front and radiator, the measurements include a four-door range of fitted full height wardrobes.

Bedroom Three 11'2" x 8'10" (3.41 x 2.71)

Carpet, double panel radiator, views from the double glazed window to the rear of the property and access to the roof space.

Garden

A lovely sized garden that enjoys a southerly aspect and mostly laid to lawn, enjoying a charming seated area to the rear of the garden that has a natural large stone patio area, ideal for socialising.

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.

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.

Fixtures and Fittings

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

General Information

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

Photographs

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

Special Note

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

Survey

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.

Tax Band

The Council Tax Band is C.

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.

Viewings

Strictly by appointment through Hawkesford on 01926 438123







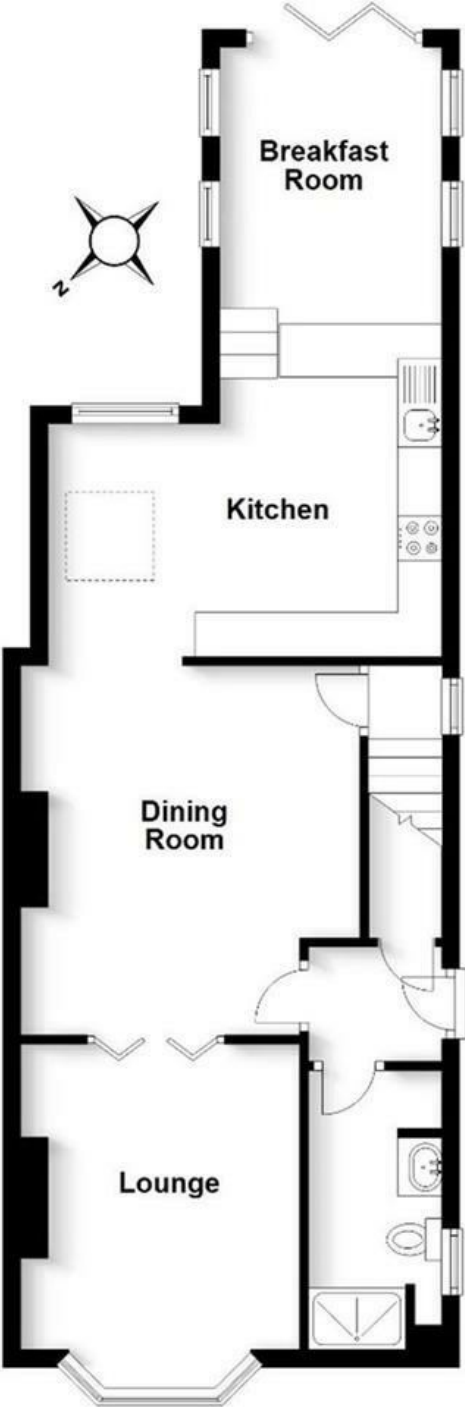






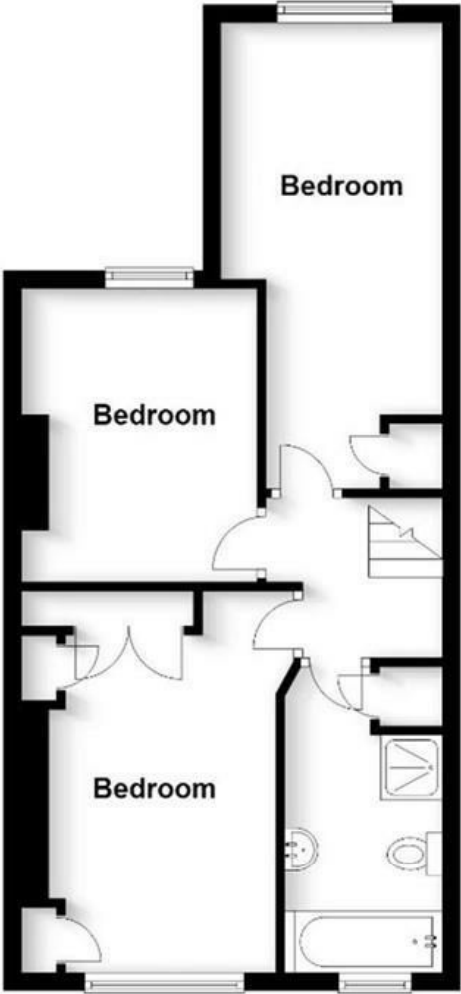
Ground Floor

Approx. 60.3 sq. metres (649.4 sq. feet)



First Floor

Approx. 44.7 sq. metres (481.0 sq. feet)



Total area: approx. 105.0 sq. metres (1130.4 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		66	66
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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