

Hanworth Road | Warwick | CV34 5DY

Price guide £300,000

HAWKESFORD

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Hanworth Road is located within striking distance of Warwick town centre with all local amenities being within walking distance. Warwick hospital and the train station are also easily accessible.

Being on the edge of the town means that getting in and out is easy, especially with how close the A46 and M40 are, make this a commuters dream property.

This home has been improved over the years and now boasts a wood burning stove in the living room, a fabulous fitted kitchen with a bamboo worksurface. Off the kitchen is a flex space which during cooler months can be shut off but then in the summer it can be opened up to increase the size and usability of the kitchen. Upstairs there are two good sized double bedrooms, a family bathroom and a useful single bedroom/home office.

Outside to the rear is a good sized garden where the current owners even have chickens! At the end of the garden is a beautiful and private decked area which is a perfect summer hang out. Finally the property is finished with a garage/workshop with light and power. To the front of the property is driveway parking.

Please, contact the Warwick office today to book your appointment to view.







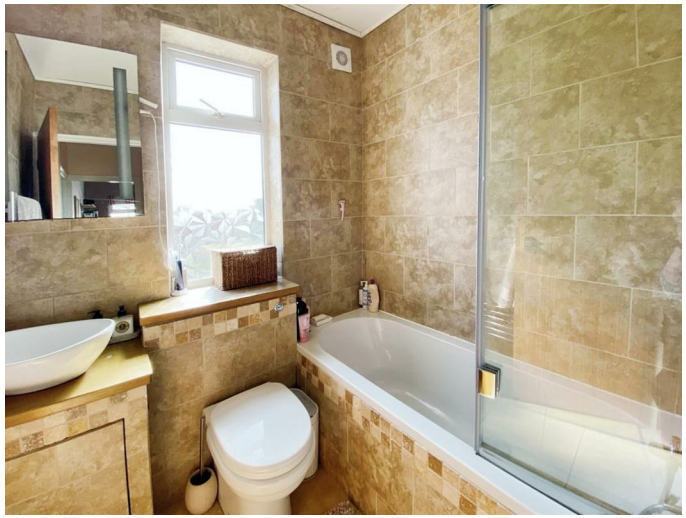


A beautifully presented, three bedroom end terrace home on a popular residential street within an easy walking distance of Warwick town centre and maintaining original features throughout.
The property benefits from an attractive rear garden, a garage to the rear and driveway parking to the front. Early viewing is essential to ensure you don't miss out on this lovely home.





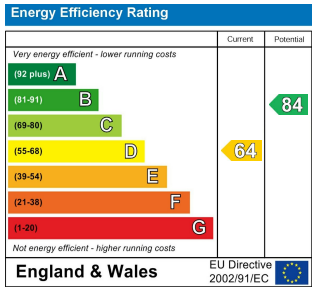


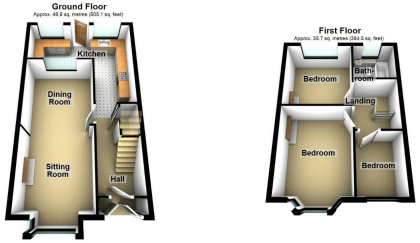












Total area: approx. 82.6 sq. metres (889.6 sq. feet)
1 Hanworth Road, Warwick

Entrance
Entrance to the property is via double doors which lead in to the entrance vestibule where the glazed, original door opens up in to the entrance hall. Having original tiles to floor, neutral décor to walls and ceiling, light point to ceiling, gas central heating radiator and carpeted stairs lead up to the first floor landing. Low level cupboard to under stairs position.

Living Dining Room
8.024m x 3.172m (max) (26'3" x 10'4" (max))
Having solid wooden flooring, neutral décor to walls and ceiling with one feature painted wall, white UPVC double glazed bay window to front elevation with gas central heating radiator below, two light points to ceiling and an additional window to rear elevation and gas central heating radiator, various electric sockets, a TV point and a brick inglenook fireplace with cast iron wood burner, solid wood mantle and a York stone hearth.

Kitchen
4.428m x 2.402m (max) (14'6" x 7'10" (max))
Tiled to floor and with neutral décor to walls and ceiling, subway tiles to splash back, two light points to ceiling, Velux window to ceiling and a glazed panel to rear elevation. The kitchen is fitted with a range of base and wall units in a soft grey coloured, shaker style frontage with an iron effect handle and a bamboo worksurface. Space for full height fridge freezer, space for double oven, space and plumbing for full size dishwasher and fitted with a white, ceramic, Belfast sink.
Wooden framed, glazed, double doors open up in to the summer room. These doors are easily removable for summer months to increase the size of the kitchen.

Summer Room
2.615m x 2.060m (8'6" x 6'9")
Continuation of the flooring and décor, double glazed roof and panels to rear elevation, single French door to rear elevation giving access out in to the garden. Fitted units to match those in the kitchen, matching work surface which continues to provide a dining area with a breakfast bar, space and plumbing for washing machine and the Worcestor boiler is housed in here.

From the entrance hall, carpeted stairs lead up to the first floor landing where there is a continuation of the carpet and décor, light point and loft access to ceiling - the loft is part boarded, has a ladder fitted and there is a light point.

Bedroom One
4.200m x 2.963m (13'9" x 9'8")
Exposed wooden flooring and neutral décor to walls and ceiling, white UPVC double glazed bay window to front elevation, gas central heating radiator below, feature wrought iron, original cast iron fireplace.

Bedroom Two
3.079m x 2.709m (10'1" x 8'10")
Being carpeted to floor and neutral décor to walls and ceiling, white UPVC double glazed window to rear elevation, gas central heating radiator, feature wrought iron, original cast iron fireplace, light point to ceiling and a triple fitted wardrobe.

Bedroom Three
1.944m x 2.713m (6'4" x 8'10")
Being carpeted to floor and neutral décor to walls and ceiling, white UPVC double glazed window to front elevation, gas central heating radiator and light point to ceiling.

Family Bathroom
Being tiled to floor and walls in a travertine style tile, obscure glazed, double glazed window to rear elevation, light point to ceiling, extractor to high level, chrome heated towel rail. Fitted with a white stand alone basin with chrome hot and cold, modern mixer tap, built in WC with chrome push flush and a white bath with a tiled bath panel with chrome hot and cold mixer tap with shower attachment.

Rear Garden
A real selling point of this home - an attractive garden with a fabulous decked area at the rear which is the perfect spot for enjoying a sun downer! As you enter the garden there is a paved patio, a gardeners toilet and a brick built storage area. Well stocked and mature beds border the lawn and a pathway takes you to the rear of the garden where there is a garage/workshop. Within the garden there is a pond, outside tap and a full height gate which gives access out to the side.

Garage/Workshop
4.056m x 4.718m (13'3" x 15'5")
Being of wooden construction with a cement floor and being accessible from the front via double doors and from the garden via a solid wooden door. Having light and power and having its own fuse box.

Driveway
To the front of the property is driveway parking.

Viewing
Strictly by appointment through the Agents on 01926 411 480.

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.

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

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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.