

St. Michaels Road | Warwick | CV34 5RW

Price guide £350,000

HAWKESFORD

St. Michaels Road | Warwick | CV34 5RW

A well-presented three-bedroom semi-detached home, ideally positioned within easy reach of the town centre and its range of amenities, whilst also offering convenient access to the A46 and M40 motorway network.

The ground floor offers a spacious open-plan living and dining room, providing a great space for both relaxing and entertaining, together with a fitted kitchen. To the first floor are two generous double bedrooms, a useful third single bedroom and a family bathroom.

Externally, the property benefits from a driveway providing off-road parking, with double wooden gates opening to a side access leading through to the garage. To the rear is a good-sized, mainly lawned garden, providing plenty of outdoor space to enjoy.

Offered for sale with no upward chain, this property would make a fantastic opportunity for a range of buyers looking for a well-located home with practical accommodation and excellent transport links.









- Three-bedroom semi-detached home
- Spacious open-plan living and dining room
- Fitted kitchen
- Two double bedrooms and a useful single bedroom
- Family bathroom
- Driveway providing off-road parking. Garage accessed via gated side return
- Good-sized, mainly lawned rear garden
- Convenient location close to town centre amenities
- Excellent access to the A46 and M40 as well as Warwick Parkway Train Station
- No Upward Chain













Porch
Entrance to the property is via an obscure glazed, double glazed front door which leads in to the porch, wooden parquet flooring, light point to ceiling, neutral decor to walls and ceiling, a sliding glazed door gives access in to the entrance hall.

Entrance Hall
Wooden flooring, continuation of the neutral decor to walls and ceiling, double glazed window to side elevation, gas central heating radiator, light point to ceiling, carpeted stairs lead up to the first floor landing, low level door provides access in to the understairs storage cupboard which houses the fuse box, electric and gas meter. Wooden framed, glazed doors lead in to the living dining room and the fitted kitchen.

Living Dining Room
6.375m x 4.072m (max) (20'10" x 13'4" (max))
Being newly carpeted to floor, neutral decor to walls and ceiling with feature painted wall. Double glazed, double French doors to rear elevation leading out in to the garden. Double glazed window to front elevation, two gas central heating radiators and there are two light points to ceiling.
Wooden frames glazed door gives access in to the fitted kitchen.

Fitted Kitchen
3.231m x 3.016m (max) (10'7" x 9'10" (max))
Having Travertine style tiled flooring and a continuation of the neutral decor to walls and ceiling, double glazed window to rear elevation and double glazed door to side elevation, LED spotlights to ceiling. The kitchen is fitted with a range of base and wall units with a cream shaker style frontage, solid wood, butcher block worksurface and an earthenware, blue coloured, tiled splash back. Fitted with a single electric oven with a four ring gas hob above and extractor over, dishwasher, washing machine, one and a half bowl sink with matching drainer and mixer tap and space for a full height fridge freezer. The larder is accessed via a full height, white painted door.

From the entrance hall, carpeted stairs lead up to the first floor landing where there is a continuation of the carpet and decor with one feature wallpapered wall, double glazed panel to side elevation, light point and loft access to ceiling.

Bedroom One
3.360m x 3.439m (11'0" x 11'3")
Being recently carpeted, neutral decor to walls and ceiling, double glazed window to front elevation, gas central heating radiator below and there is a light point to ceiling.

Bedroom Two
3.029m x 3.429m (9'11" x 11'2")
Being carpeted to floor, neutral decor to walls and ceiling, double glazed window to rear elevation, gas central heating radiator below and there is a light point to ceiling.

Bedroom Three
2.485m x 2.491 (8'1" x 8'2")
Recently carpeted, neutral decor to walls and ceiling, double glazed window to front elevation, gas central heating radiator and there is a light point to ceiling. Fitted with a useful full sized, single bed over bulk head position with drawers below.

Family Bathroom
Wood effect flooring, neutral decor to walls and ceiling, obscure glazed, double glazed window to side and rear elevation, light point to ceiling. Fitted with a chrome heated towel rail, white low level WC, bath with shower over and a built in basin with a double cupboard below and a three drawer pack with a large frameless mirror over and a shaver point. A louvered door houses the airing cupboard and the Worcestor combi boiler.

Outside
To the front of the property is a gravel driveway.
To the rear is an enclosed garden, accessible from the front via double wooden gates, these give access to the paved side return and to the wooden garage/workshop. A paved patio runs the width of the property. The remainder of the garden is laid to lawn with mature trees and shrubs. Conifer trees to the rear provide privacy and behind is an additional area of garden with wooden shed.

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.

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.