

Paradise Street, Warwick

Price Guide £340,000

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Located on Paradise Street in Warwick, this beautifully presented mid-terrace house offers a delightful blend of comfort and convenience. With two well-proportioned bedrooms, this property is perfect for small families, couples, or individuals seeking a serene living space.

Upon entering, you are welcomed into a spacious reception room that exudes warmth and character, providing an ideal setting for relaxation or entertaining guests. The property also features a convenient downstairs WC and utility room, enhancing the practicality of everyday living. The first-floor family bathroom is thoughtfully designed, ensuring that all your needs are met.

One of the standout features of this home is its secure off-street parking space, a rare find in such a central location. The property is ideally situated, just a short stroll from Warwick town centre, where you can enjoy a variety of shops, cafes, and restaurants. Additionally, the nearby hospital and train station make commuting and accessing essential services effortless.

This mid-terrace house is not just a home; it is a lifestyle choice, offering both comfort and accessibility in one of Warwick's most sought-after areas. Whether you are looking to settle down or invest, this property presents an excellent opportunity. Do not miss the chance to make this charming house your new home.









- Beautifully Presented Two Double Bedroom Home
- Secure Off-Street Parking to the Rear
- Low Maintenance Rear Garden with Solid Shed
- Open Plan Living Dining Room
- Modern Fitted Kitchen
- Downstairs WC/Utility Room
- First Floor Family Bathroom
- Ideally Located for Warwick Hospital, Train Station and Town Centre





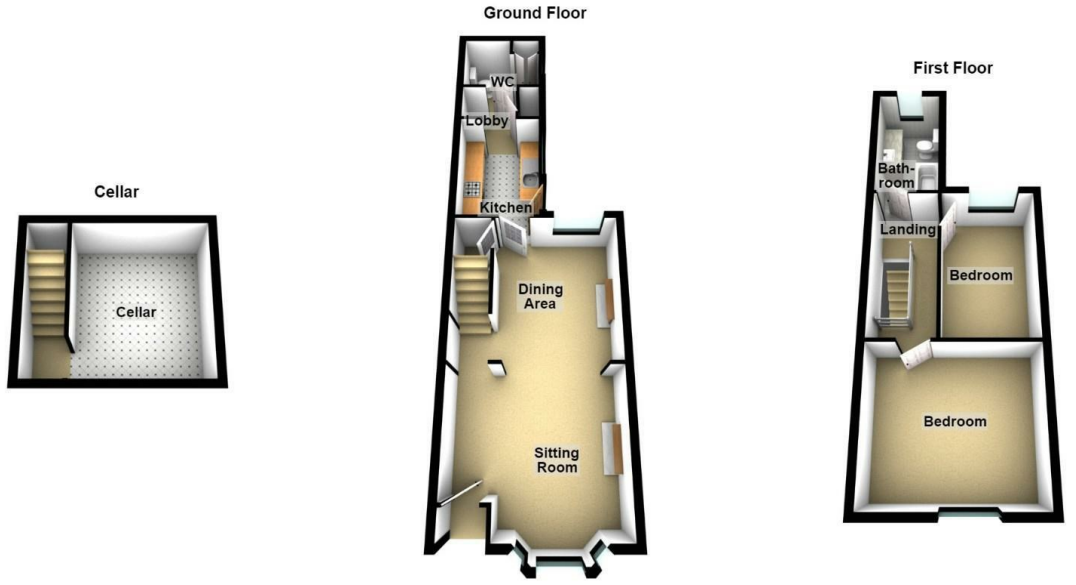












Total area: approx. 91.7 sq. metres (986.9 sq. feet)

Entrance
Entrance to the property is via a shallow, paved fore garden which leads to the obscure glazed wooden front door which opens in to the entrance vestibule. There is rush matting to floor, painted brick walls, obscure glazed panel over door position, a further door gives access in to the open plan living dining room.

Living Area
11'11" x 9'11"
As you enter there is a solid wood flooring, a gas central heating radiator and carpeted stairs lead up to the first floor landing. This gives the illusion of an entrance hall whilst being open to the living area. The living room is carpeted to floor and has neutral coloured decor to walls and ceiling. Double glazed, bay window to front elevation, light point to ceiling, live flame, coal effect gas fire with granite hearth and built in units to either side.
Large, square archway opens up in to the dining area.

Dining Area
11'10" x 10'5"
Having a continuation of the carpet and decor, large double glazed window to rear elevation, gas central heating radiator below, feature wrought iron fireplace, white painted door gives access in to the cellar (the cellar is only used for storage) and a further white painted door leads in to the kitchen.

Kitchen
9'6" x 6'10"
A modern fitted kitchen having tile effect flooring with a continuation of the neutral decor to walls and ceiling. Double glazed window to side elevation, obscure glazed double glazed door to side elevation giving access out in to the garden.
The kitchen is fitted with a range of base and wall units with a mocha coloured frontage, brushed chrome handles and a granite effect, melamine worksurface, under wall mounted cupboard lighting and there is a light point to ceiling, splash back is tiled in a rough finished stone. Appliances in the kitchen are an electric oven, a four ring gas hob with integrated extractor over, stainless steel sink with matching drainer with chrome hot and cold mixer tap, There is space and plumbing for dishwasher.

An open doorway gives access to space for a full height fridge freezer, spot lights to ceiling, a white painted door houses the Glowworm combi boiler and provides storage.
An additional white painted door gives access in to the ground floor WC/Utility Room.

Ground Floor WC/Utility Room
Having a continuation of the decor and flooring, LED spotlights to ceiling, walls are tiled to half height around the basin and toilet and to full height around the window, obscure glazed, double glazed window to side elevation. Fitted with a white vanity unit with storage below, a white basin with chrome hot and cold mixer tap, shaver point and frameless, touch sensor mirror with light, white low level WC, white heated towel rail, space and plumbing for a washing machine and a fitted double cupboard proving a good amount of fitted storage.

From the entrance/living area carpeted stairs lead up to the first floor landing where there is a continuation of carpet and decor, small loft hatch and a light point to ceiling. White painted doors lead in to all rooms.

Bedroom One
13'4" x 12'0"
Continuation of the carpet and neutral decor, double glazed window to front elevation, gas central heating radiator and there is a light point to ceiling.

Bedroom Two
7'10" x 12'2"
Continuation of the carpet and neutral decor, double glazed window to rear elevation, gas central heating radiator below and there is a light point to ceiling.

Bathroom
9'8" x 7'0"
Cushioned flooring, walls being tiled to full height around the bath and shower area, obscure glazed, double glazed window to rear elevation, gas central heating radiator below, light point to ceiling and to wall to either side of mirror position, vanity unit with a marble top, white basin with chrome hot and cold mixer tap with cupboard below, additional storage unit with a marble effect worksurface and storage below. Built in WC, bath with chrome hot and cold mixer tap with chrome shower attachments and riser.

Outside
To the rear of the property is an enclosed attractive garden with a wide side return, outside tap and a good sized wooden shed. A full height, lockable gate opens to the parking space and bin storage area.

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 C.

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.

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Survey Department
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.



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