

Coventry Road | Warwick | CV34 4LJ

Price guide €260,000

HAWKESFORD

Coventry Road | Warwick | CV34 4LJ

A fantastic opportunity to acquire this two-bedroom mid-terrace home, ideally positioned opposite Priory Park and within easy reach of Warwick town centre, Warwick railway station and Warwick Hospital. Offered for sale with no upward chain, the property has a successful history as a rental investment, making it an attractive proposition for both investors and owner-occupiers alike. The property also benefits from being completely redecorated throughout.

The accommodation is arranged over three floors, offering a practical and versatile layout. The ground floor features an open-plan living room and kitchen, providing a comfortable space for everyday living, while the first floor offers a double bedroom and family bathroom. A further bedroom occupies the second floor.

One of the property's standout features is its convenient location. Situated opposite Priory Park, residents can enjoy attractive green space right on their doorstep, while Warwick's historic town centre, railway station and hospital are all within striking distance.

Having previously proved itself as a successful rental property, the house presents an appealing opportunity for investors seeking an established rental location. Equally, its manageable accommodation and excellent access to local amenities make it a great option for first-time buyers or those looking for a conveniently located home.

With no upward chain and a highly convenient Warwick location, early viewing is recommended.









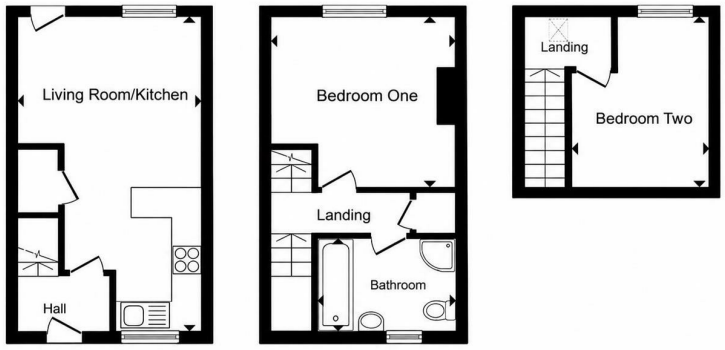
- NO UPWARD CHAIN
- SUCCESSFUL RENTAL INVESTMENT HISTORY
- TWO BEDROOM MID-TERRACE HOME
- ENVIABLE POSITION OPPOSITE PRIORY PARK
- WITHIN EASY REACH OF WARWICK TRAIN STATION
- CONVENIENT FOR WARWICK HOSPITAL
- SHORT DISTANCE FROM WARWICK TOWN CENTRE
- OPEN-PLAN LIVING/KITCHEN & ACCOMMODATION OVER THREE FLOORS
- COMPLETELY REDECORATED THROUGHOUT











Total floor area 56.7 m² (610 sq.ft.) approx

Entrance
Entrance to the property is via a white UPVC front door which opens in to the open plan living kitchen and dining area.

Living Area
11'9" x 11'2" (max)
Wood effect flooring and with neutral decor to walls and ceiling, white UPVC double glazed window to front elevation, light point and spotlights to ceiling. Tall gas central heating radiator and a built in corner unit which houses the gas meter.

Kitchen Area
9'11" x 9'0"
Continuation of the flooring and decor, double glazed window to rear elevation overlooking the courtyard, spotlights to ceiling, door to rear porch, door housing useful understairs storage cupboard with light, shelf and electric socket. Alcove houses the freestanding fridge freezer.
The kitchen is fitted with a range of base and wall units in a high gloss white frontage with a chrome handle and a wood effect melamine work surface. Fitted appliances of an electric oven with a four ring gas hob over with a stainless steel splash back and a stainless steel and glass extractor above, stainless steel sink with matching drainer with chrome hot and cold mixer tap, washing machine and a Worcester combi boiler.

Rear porch and Stairs
Double glazed door to rear elevation giving access out in to the courtyard garden, light point to ceiling carpeted stairs lead up to the fist floor landing with a continuation of the carpet and decor, white painted doors give access to all rooms as well as a useful storage cupboard.

Bedroom One
11'0" x 9'0"
Continuation of the carpet and decor, double glazed window to front elevation, light point to ceiling, gas central heating radiator, understairs area has been utilised as wardrobe style storage with a hanging rail, shelving and a light point to ceiling.

Bathroom
Tiled flooring and to walls to half height increasing to full height in the walk in shower. Obscure glazed, double glazed window to rear elevation with gas central heating radiator below, Expel air vent to wall, spot lights to ceiling and fitted with a white bath, white pedestal wash hand basin, white low level WC and a walk in shower.

From the landing further carpeted stairs lead up to the second floor landing with a continuation of the carpet and decor, light point and sky light to ceiling. To the stairwell there is an obscure glazed, double glazed panel.

Bedroom Two
10'11" x 9'0"
Continuation of the carpet and decor, double glazed window to front elevation, light point to ceiling and gas central heating radiator.

Outside
To the rear of the property is an enclosed, courtyard style garden with outside tap.

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.

Photographs
Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property. Some if not all of the photos have been enhanced to sharpen the quality of the picture.

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.

HAWKESFORD
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.

