



**£230,000 FREEHOLD**

**WARWICK**



# Warwick

## Description

We are pleased to offer for sale this much improved terraced home of an unusual design benefiting from views over the River Avon and to open land beyond. Improvements include a refitted bathroom and kitchen, which has been extended to include a breakfast room. The accommodation comprises of, dining room, breakfast/kitchen room with access to the garage (this could be converted into a utility room if desired), on the first floor there are 2 bedrooms, bathroom and lounge with French doors opening onto a balcony with superb views over the river. Outside there is a garden at the front with off street parking and driveway which leads to the garage. To the rear of the property is a patio garden which again has views over and towards the River Avon. Viewing is essential to appreciate the accommodation provided and its situation.

*Gravel pathway leading to..*

**Enclosed Porch Entrance:** double panelled doors with glazed insert, tiled flooring, wood panelled door opening to a storage cupboard, leaded light obscure glazed wood panelled door leading to..

**Entrance Hallway:** wood laminate flooring, cloaks cupboard with hanging space and shelving. Door leading to..

**Dining Room: 14'2" x 9'2"** exposed wooden beams, wood laminate flooring, radiator, double glazed window to the front, deep storage cupboard which extends under the stairs and includes an office area with shelving and computer storage. Archway leading to..

**Kitchen/Breakfast Room: 23'3" x 10'2"**

**Kitchen Area:** comprising range of eye and base level units, 1 ½ bowl drainer sink unit, 4 ring gas hob with extractor hood above, work surfaces with tiled splashbacks, space and plumbing for washing machine, space for fridge/freezer, eye level double oven. Wall mounted Potterton Prina S gas boiler, feature brick chimney breast with a wooden timber, part herringbone style inset fire setting with metal multi fuel burner.



**Breakfast Area:** thermoplastic tiled flooring, radiator, exposed ceiling timbers, feature support timber with rope detail, double opening French doors leading to the garden.

*From the entrance hallway there is a staircase leading to..*

**First Floor Landing:** access to the loft with ladder, power and lighting.



**Lounge: 17'2" x 11'2"** feature picture window with river views. Exposed wood flooring, coal effect Living Flame gas fire set into a metal surround with a wooden mangle and brick hearth, radiator. Double glazed French door leading to a balcony with metal balustrade and extending canopy, giving wonderful views towards the River Avon and open land beyond.

**Master Bedroom: 12'9" x 10'10"** double glazed window, radiator, triple full height mirror door wardrobe with ample long hanging and storage space, extending over the stairs with further deep storage and hanging space.

**Bedroom Two: 10'5" x 10'10"** exposed timber flooring, double glazed window, coved ceiling cornice, radiator.

**Bathroom:** white suite comprising panel enclosed bath with pull out drawers, tiled surround and electric shower, pedestal wash hand basin, W/C, coved ceiling cornice, wood laminate flooring, part tiled walls, radiator, ceiling spotlights, double glazed window.

**Outside:** To the front of the property is a gravelled garden and driveway providing off street parking, leading to..

**Garage:** with up and over door, power and lighting. Further door leading into the Kitchen/Breakfast Room.

The rear patio garden is fenced to two sides with a brick built barbeque and superb views over the River Avon and open land beyond. A wrought iron gate leads to the open area and the walks associated including the Centenary Riverside Walk.

**For information or to arrange a viewing please call 01932 240202**

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