



Hanworth Road, Warwick
Offers Over £275,000

3 bedroom terraced house for sale | Freehold **SSTC**

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Looking for a home within walking distance of Warwick and just round the corner from the hospital?

This spacious family home, has the benefits of character but all the amenities you need on your doorstep.

The property benefits from off road parking and a GARAGE, with a good size rear garden, giving you the option to extend if you wish.

You will enter the property through the handy porch, leading into the hallway,

Off the hallway you have the; LIVING ROOM with window over the front

A great size room with window over the front aspect and feature fireplace, this has an open plan space leading through an archway into the DINING ROOM which has French doors leading out onto the rear garden.

Leading on is the;

Gallery Kitchen

A nice size kitchen fitted with oven and hob, with space for fridge/freezer and dishwasher.

Utility/out house

Housing the washing machine, and space for a tumble dryer.

Upstairs

Master Bedroom

Great size double room with a window over looking the front.

Bedroom Two

Another great size double room with window to rear elevation.

Bedroom Three

A single room with window over the front.

Family Bathroom

Fitted with bath and shower over, sink and wc.

Rear Garden

Accessed directly off the conservatory this is an attractive and private rear garden, with a patio area for entertaining and lawned area for those summer months.

Garage

Located at the bottom of the garden, this single garage is perfect for storage and maybe a home office?

To the front

Is off road parking for 2-3 cars.

Tenure

Freehold

Services

Mains electricity, gas and water are connected to the property. The central heating system is gas. Drainage is via the main system. NB We have not tested the heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order and cannot give warranties in these respects. Interested parties are invited to make their own enquiries.

Council Tax

Local Authority: Warwick District Council

Viewings

Strictly by prior appointment via the selling agent.

MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Please Note:

1: These particulars do not constitute part or all of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.

2: The measurements indicated are supplied for guidance only and as such must be considered incorrect.

3: Potential buyers are advised to re-check the measurements before committing to any expense.

4: Nikki Homes has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

5. No person in the employment of Nikki Homes has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Nikki Homes, nor enter into any

contract on behalf of the Vendor.

6: Nikki Homes has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

Call 01789 532211 for more info or to arrange a viewing



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

NOT TO SCALE



7 Hanworth Rd
Approximate Floor Area
House 77.06 Sq m - 835.27 Sq ft
(Gross Internal Area)
This plan is illustration purpose only

