

HANKINSON ROAD, WARWICK CV34 5NF



A BEAUTIFULLY PRESENTED, THREE BEDROOM, SEMI DETACHED HOME BACKING ON TO THE CANAL AND WITH TWO ALLOCATED PARKING SPACES. EASY WALK IN TO WARWICK TOWN CENTRE AND ALL THE LOCAL AMENITIES.

EARLY VIEWING IS STRONGLY RECOMMENDED.

- Three Bedroom
- Semi Detached
- Two Parking Spaces
- Backs on to Canal
- Beautifully Presented
- Modern Fitted Kitchen
- Living Dining Room
- Modern Bathroom and En-Suite Shower Room
- £250 towards moving costs (is sellers preferred solicitor is used)
- EPC - TBC

3 BEDROOMS

PRICE GUIDE £300,000

A truly beautifully presented and fabulously located, three bedroom semi-detached home with two allocated parking spaces. The outlook to rear is over the canal and means the property is not overlooked. Set just off Cape Road, Warwick town centre is within an easy ten minute walk with all local amenities to include, supermarkets, boutique bars and restaurants. Warwick hospital and train station are also easily walkable.

The accommodation in brief; entrance hall, modern fitted kitchen, downstairs WC, living dining room, master bedroom with en-suite shower room, two further bedrooms and a family bathroom. Outside to the rear is an attractive and low maintenance garden backing on to the canal, to the front there are two allocated parking spaces.

Entrance

Entrance to the property is via a solid front door which leads in to the entrance hall. Having wood affect flooring and neutral decor to walls and ceiling, gas central heating radiator, door housing useful under stair storage, light point to ceiling. White doors leading in to all rooms.

Kitchen 11'2" x 8'4" (10'0" max) (3.418m x 2.553m (3.060m max))

Continuation of flooring and decor and with double glazed window to front elevation. The kitchen is fitted with a range of base and wall units in a cream frontage with chrome handle, granite affect, melamine work surface and with a duck egg blue, tiled splash back. The kitchen has an integrated washing machine and dishwasher, built in double electric oven with four ring gas hob over, stainless steel splash back and stainless steel extractor above, one and a half bowl sink in stainless steel with matching drainer and chrome hot and cold mixer tap, space for full size fridge freezer. Logic combi boiler.

Downstairs WC

Continuation of flooring and decor, light point and extractor to ceiling, gas central heating radiator, pedestal wash hand basin with chrome hot and cold mixer tap, low level WC.

Living Dining Room 15'5" x 12'10" (4.701m x 3.932m)

Continuation of flooring and decor with one wallpapered feature wall, double glazed, double French doors to rear elevation leading out in to the garden, two light points to ceiling, gas central heating radiator.

From the entrance hall, carpeted stairs lead up to the first floor landing where there is a continuation of the carpet and decor, loft hatch and light point to ceiling, gas central heating radiator and white doors lead in to all rooms.

Master Bedroom 9'8" x 9'4" (2.965m x 2.856m)

Carpeted to floor and with neutral decor to walls and ceiling, light point to ceiling, double glazed window to front elevation, gas central heating radiator, triple fitted wardrobe providing a huge amount of storage.

En-Suite Shower Room

Tile affect flooring, neutral decor to walls and ceiling, walls being tiled to full height in the shower area, obscure glazed, double glazed window to front elevation, light point and extractor to ceiling and there is a white, heated towel rail. Fitted with a walk in shower with an electric shower fitted, white low level wc with chrome push flush and a white wash hand basin with chrome hot and cold mixer tap.

Bedroom Two 10'9" x 8'8" (3.288m x 2.647m)

Carpeted to floor and with neutral decor to walls and ceiling, light point to ceiling, double glazed window to rear elevation giving attractive views over the canal, gas central heating radiator below and there is a light point to ceiling.

Bedroom Three 6'6" x 10'9" (2.003m x 3.297m)

Carpeted to floor and with neutral decor to walls and ceiling, light point to ceiling, double glazed window to rear elevation giving attractive views over the canal, gas central heating radiator below and there is a light point to ceiling. Double doors housing a large, shelved, storage cupboard.

Family Bathroom

Tile affect flooring and with neutral decor to walls and ceiling, walls being tiled to full height around bath and shower area, light point and extractor to ceiling. Fitted with a white heated towel rail, white low level wc, pedestal wash hand basin with chrome hot and cold mixer tap, white bath with shower over.

Outside

To the rear of the property is a low maintenance, landscaped garden. As you step out of the living room you are straight on to the paved patio, a slight step leads down on to the decked area where there is built in seating, paved steps lead to the lower part of the garden which is in artificial grass. To the side elevation there is a full height gate, useful for the removal of garden waste, securing bikes etc. There is an outside tap and an outside light. To the rear of the garden is the Grand Union Canal.

To the front of the property are two allocated parking spaces.

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.

f)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.

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.

Management Department

For all enquiries regarding rental of property, or indeed management of rented property, please contact Pauline Carrera-Silva on (01926) 438123

Survey Department

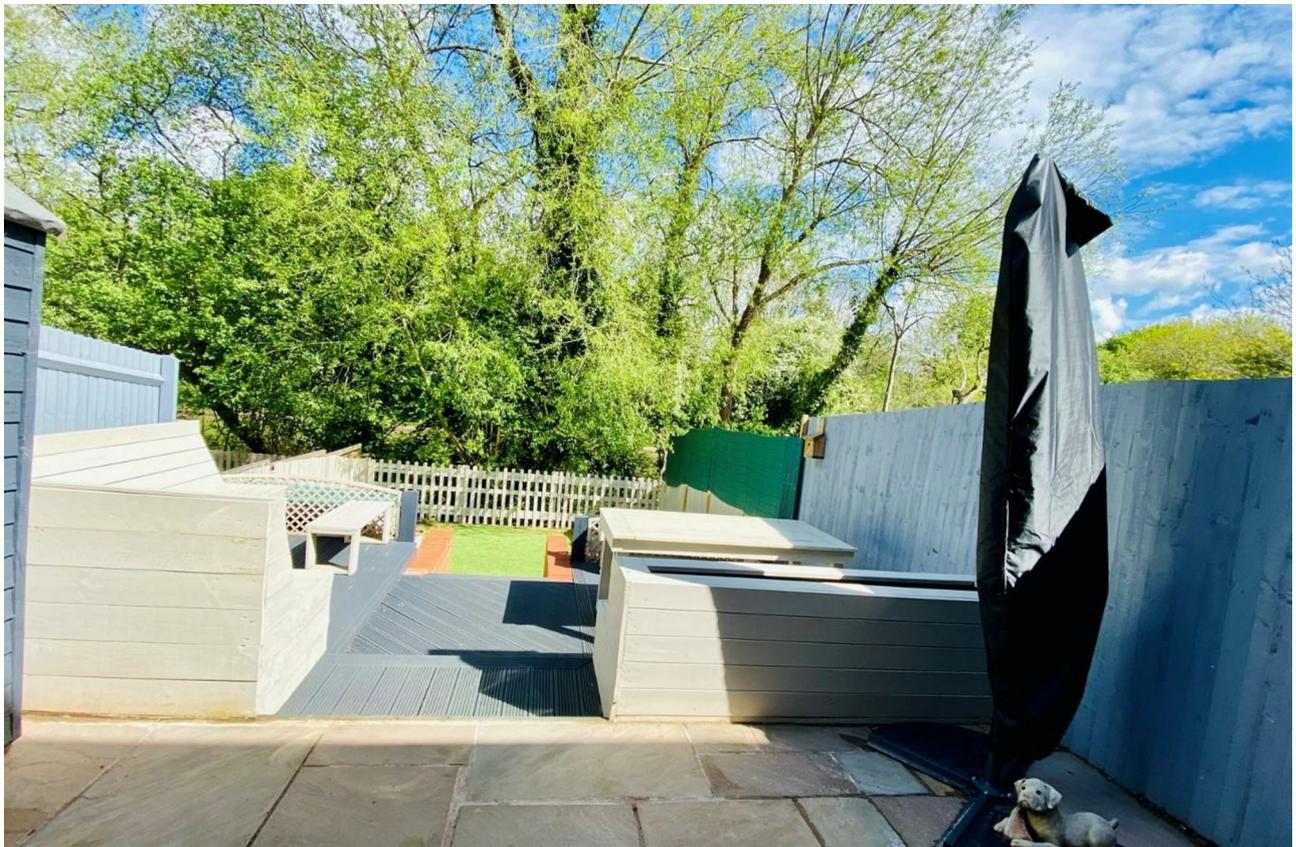
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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