

CHARTER APPROACH, WARWICK CV34 6AE



THIS BRILLIANTLY PRESENT THREE DOUBLE BEDROOMED TOWNHOUSE WITHIN IN WALKING DISTANCE TO THE TOWN CENTRE IS PERFECT FOR A PROFESSIONAL COUPLE OR A YOUNG FAMILY. BENEFITS FROM ONE ALLOCATED PARKING SPACE WITH ON STREET PARKING ALSO AVAILABLE.

- **Modern Three Story Townhouse**
 - Large Kitchen/Diner
 - Three Double Bedrooms
 - Master En-suite
- **One Allocated Parking Space**
 - Available: Immediately
 - Restrictions: No Smoking
 - EPC: 76 (C)

Entrance Hall

Entrance to the property is via a solid painted wooden door, which leads into a small entrance hall. There is neutral decor to the walls and ceiling and carpeted to floor with window to the front elevation, gas central heating radiator and coat hooks on the wall above. Solid wooden painted front door leads into the living room.

Living Room 11'8"×13'1" (max measurement into alcove) (3.577*3.998 (max measurement into alcove))

Neutral decor to the walls and ceiling, carpeted to floor, various electric sockets, light point to ceiling, internet point and tv point. Two Double glazed windows to front elevation with gas central heating radiator below. Display cabinet in alcove providing useful storage. Solid painted wooden door leads into the inner hallway.

Inner Hallway

Neutral decor to the walls and ceiling, carpeted to floor. Carpeted stairs leading to first and second floors. Gas central heating radiator with mirror above, full height under stairs storage cupboard with fitted shelves inside providing lots of useful storage. Solid wooden painted door leads into kitchen diner.

Kitchen/Diner 11'9"×16'4" (max measurements) (3.588*4.991 (max measurements))

L-Shaped Kitchen is fitted with a range of base and wall units with a beech wood effect frontage with a melamine granite work surface above. Tiled to floor, neutral decor to the walls and ceiling. Window to the rear elevation, various electric sockets, Back door with double glazed panel inside leading out onto back garden. Integrated fridge, freezer, double electric oven with gas hob and extractor. There is also a washing machine and a bin.

First Floor Landing

Carpeted to floor, neutral decor to the walls and ceiling, stairs leading up to 2nd floor. Solid wooden painted door leading to all rooms.

Master Bedroom 9'9"×11'9" (2.990*3.589)

Continuation of the neutral decor to walls and ceiling and carpet to floor. There is a double glazed window to the front elevation, various electric sockets, light point to ceiling. Double fitted wardrobes providing useful hanging storage. Gas central heating radiator. Internet and tv point.

Master En-suite 10'10"×5'10" (3.317*1.782)

Fitted with a three piece suite comprising low level W/C, wash hand pedestal basin with mirror and shaver point above and walk in shower. Neutral decor to the walls and ceiling, gas central heating radiator. Double glazed obscure window to rear elevation. Tiled to half height around W/C and sink and full height in shower area.

Family Bathroom 7'7"×5'6" (2.323*1.689)

Neutral decor to the walls and ceiling, tiled to half height around toilet and sink and full height around bath and shower area. Low level W/C, wash hand basin with shelf and shaver point above with a white panel bath with shower over. Gas central heating radiator with mirror and towel rail above.

Second Floor Landing

Continuation of carpet and neutral decor. Gas central heating radiator. Solid painted wooden doors leading to all rooms

Bedroom 2 11'9"×9'9" (3.591*2.988)

Continuation of neutral decor and carpet, various electric sockets, tv point, gas central heating radiator. One double glazed velux window and further double glazed window to front elevation. Double sliding door wardrobe providing useful storage.

Bedroom 3 11'9"*7'7" (3.604*2.329)

Continuation of carpet and neutral decor, solid wooden door housing the boiler, various electric socket, internet point, two double glazed window to rear elevation, tv point and light point to ceiling.

Outside

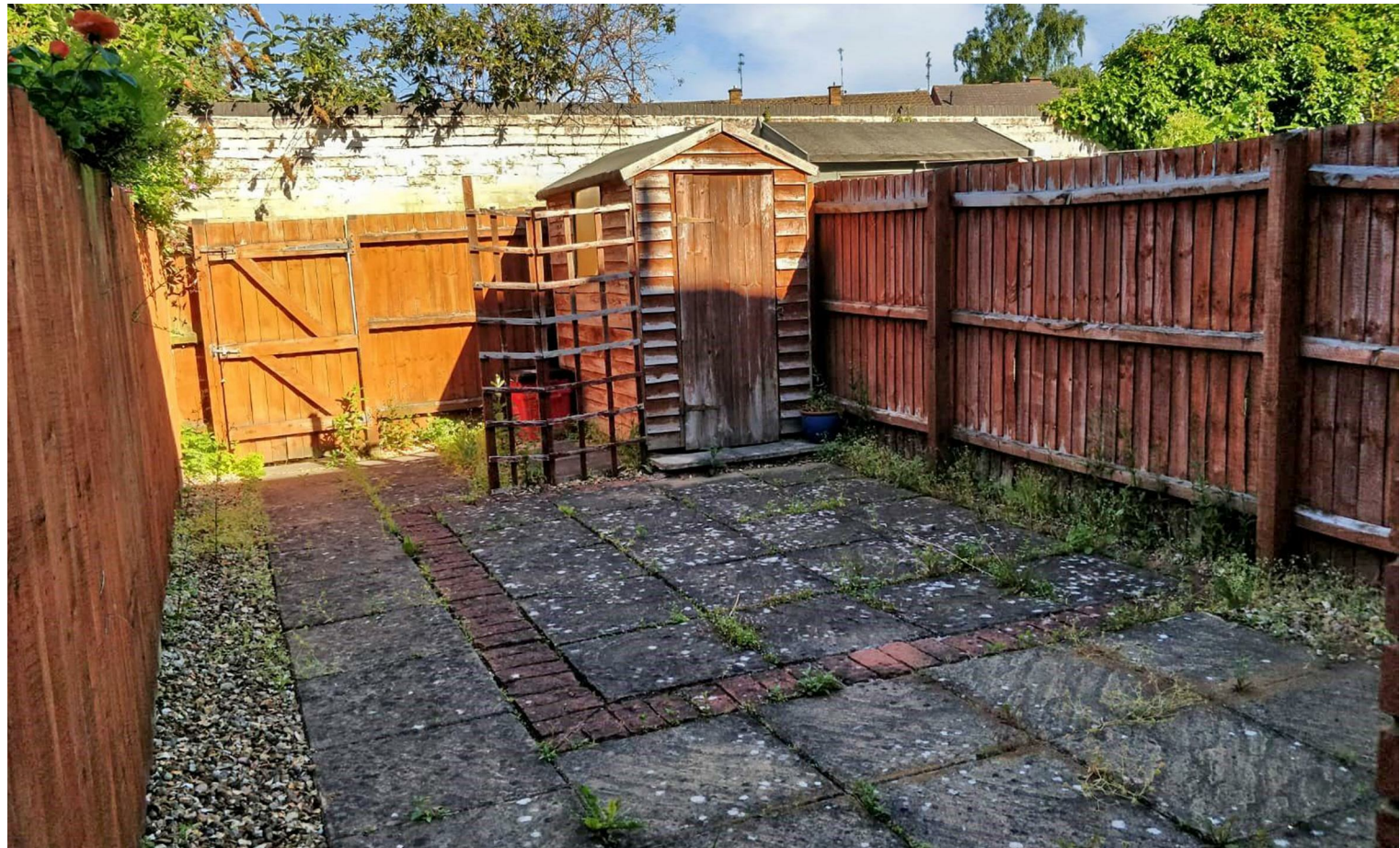
To the front, there is small front garden with two steps leading to the front door of the property. There is space outside the property to park a car and the property benefits from one allocated parking space.

To the rear, there is an enclosed courtyard garden that is paved throughout with borders of pebbles around the edge.









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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		88
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	