



JULIE PHILPOT  
RESIDENTIAL



## 20 Hankinson Road | Warwick | CV34 5NF

£339,500

An immaculate semi detached house in a most pleasant canal side setting. The property is delightful and is available with 'No Chain' involved. There are three good size bedrooms, the master with an en-suite, canal and garden views. The lounge has French doors leading to the rear garden and the kitchen/diner is very modern with room for dining. This is a super property, the canal side setting is very nice and the location is very convenient for access in and out of Warwick. Viewing is essential.

- Modern Semi Detached Home
- Canal Side Setting
- Immaculately Presented
- Three Bedrooms, Master En-Suite





## Property Description

### **DOOR TO**

### **ENTRANCE HALL**

With tiled floor, radiator, staircase to first floor and door to:

### **CLOAKROOM**

With w.c., and wash basin.

### **LOUNGE**

15' 2" x 10' 11" (4.62m x 3.33m)

A light and airy room with dual aspect and French doors which provide direct access to the sunny rear garden. Two radiators and tv aerial connection.

### **KITCHEN/DINER**

15' 2" x 9' 8" (4.62m x 2.95m)

A lovely modern kitchen/diner with space for table and chairs, dual aspect and a range of modern white cupboard and drawer units with matching wall cupboards and contrasting worktops. Stainless steel sink, space and plumbing for washing machine and dishwasher plus space for a tall fridge/freezer. Built in four ring hob with electric oven under and extractor hood over. Radiator, plinth heater in kitchen area and tiled floor.

### **DOG LEG STAIRCASE TO FIRST FLOOR**

### **LANDING**

Having a generous size built in storage cupboard and access to roof storage space.

### **MASTER BEDROOM**

10' 11" x 9' 4" (3.33m x 2.84m)

With garden and canal views, radiator and door to:

### **EN-SUITE**

With large shower having glazed shower screen door, pedestal wash basin and w.c. Complementary tiling.

### **DOUBLE BEDROOM**

9' 8" x 8' 4" (2.95m x 2.54m)

Having built in wardrobes and radiator. A nice size second double bedroom.

### **DOUBLE BEDROOM THREE**

9' 8" x 6' 6" (2.95m x 1.98m)

A generous third bedroom which is presently used as a study/office. Radiator.

### **BATHROOM**

Having panelled bath with mixer tap/shower attachment and curtain rail over. Pedestal wash basin and w.c. Complementary tiling.

### **OUTSIDE**

#### **PARKING**

There are two allocated car parking spaces with the property.

#### **GARDEN**

The property has an attractive rear garden which enjoys a sunny aspect and leads to the canal bank. There are therefore lovely canal views with a footpath on the opposite side of the canal, not in front of the garden. The garden has a paved patio area, accessed from the lounge and perfect for outdoor dining. In addition is a further garden area with timber picket style fencing and lawn. Timber shed.

### **TENURE**

The property is Freehold. There is a charge of £150.00 per year for the maintenance of the communal areas.



## Tenure

Freehold

## Council Tax Band

C

## Viewing Arrangements

Strictly by appointment

## Contact Details

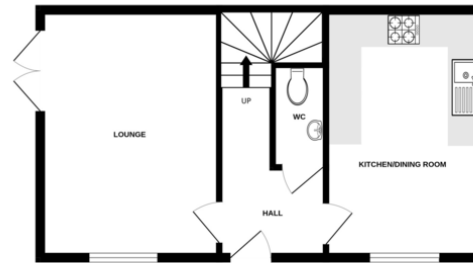
**T:** 01926 257540

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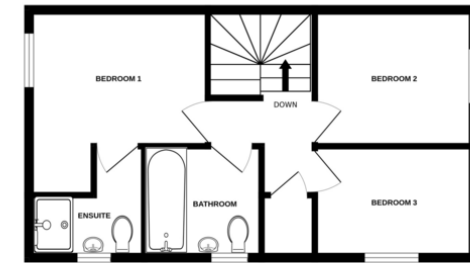
**W:** www.juliephilpot.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

GROUND FLOOR



1ST FLOOR

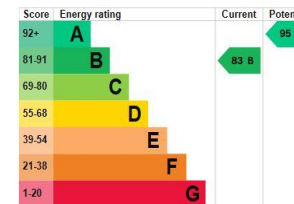


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### Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60