

GOULD ROAD, WARWICK CV35 8TU



A three bedroom detached house on this mature development within walking distance of Warwick Parkway train station. There is driveway parking and garage to the front and an enclosed garden to the rear. This home has had a brand new fitted kitchen, been re-decorated and been re-wired. Presented in fabulous order throughout it is in move in ready condition.

- Detached Home
- Three Bedrooms
- Large Living Dining Room
 - Newly Fitted Kitchen
- Second Reception/Play Room
 - Downstairs WC
 - Family Bathroom
- Enclosed Rear Garden
- Driveway Parking and Garage
 - EPC - 56 (D)

3 BEDROOMS

PRICE GUIDE £325,000

Situated on Hampton Magna we have for sale this three bedroom detached home being within easy walking distance of Warwick Parkway train station make this a fabulous property for somebody who needs to commute to London or Birmingham.

The A46, M40 and associated road networks are also easily accessible. Located just outside the medieval town of Warwick which boasts a spectacular castle, a number of well respected primary and secondary schools, a number of boutique shops and an abundance of bars and restaurants.

This property has a number of amenities on its doorstep to include a public house, shop, cafe and primary school.

Accommodation in full; entrance hall, downstairs WC, fitted kitchen, living dining room and play room to the ground floor. To the first floor there are two double bedrooms, one good sized single and a family bathroom. To the outside there is a driveway parking to the front with a single garage accessed by an up and over door. To the rear there is an enclosed garden.

Entrance Hall

Access to the property is via a double glazed front door which leads in to the entrance hall. Having wooden flooring, neutral decor, gas central heating radiator, good amount of under stairs storage and there is a light point to ceiling.

Downstairs Toilet

Continuation of flooring and decor, obscure glazed window to front elevation, light point to wall, low level WC, corner sink and gas central heating radiator.

Kitchen 15'1" x 7'11" (4.609 x 2.438)

Double glazed window to front elevation, light point to ceiling and there is a gas central heating radiator. The kitchen is newly fitted with a range of base and wall units from Magnet with a stone coloured frontage and a slate effect work surface. Space and plumbing for dishwasher, space and plumbing for washing machine and space for full height fridge freezer. Integrated electric oven with ceramic hob over and integrated extractor, inset, modern, square sink with mixer tap. Obscure glazed, double glazed door to side elevation.

Living Dining Room 22'11" x 10'4" (7.001 x 3.172)

Carpeted to floor and with a continuation of neutral decor with one feature wall papered wall, two double glazed windows to rear elevation overlooking the garden, two gas central heating radiators and light point to ceiling.

Double, wooden framed, glazed doors lead in to the;

Play Room 12'4" x 8'7" (3.774 x 2.641)

Being carpeted to floor and with neutral decor, large double glazed window to rear elevation and double glazed, sliding doors to side elevation giving access out in to the garden. Light points to wall and gas central heating radiator.

From the entrance hall, carpeted stairs lead up to the first floor landing where there is a continuation of carpet and decor, light point to ceiling and loft access to ceiling. Airing cupboard housing the lagged hot water tank.

Master Bedroom 14'3" (max) x 11'2" (max) (4.347 (max) x 3.412 (max))

Being carpeted to floor and with neutral decor, double glazed window to rear elevation, gas central heating radiator and a light point to ceiling.

Bedroom Two 11'4" x 8'9" (3.462 x 2.673)

Continuation of carpet and decor with a feature wall papered wall, double glazed windows to rear and side elevation, gas central heating radiator and light point to ceiling.

Bedroom Three 8'2" x 8'2" (2.502 x 2.495)

Carpeted to floor and neutral decor with one feature wall papered wall, double glazed window to front elevation, gas central heating radiator and light point to ceiling

Family Bathroom

With slate effect tiled floor and walls, obscure glazed window to front elevation, chrome heated towel rail, light point to ceiling. Fitted with a modern bathroom suite comprising of a WC, pedestal wash hand basin with chrome hot and cold mixer tap, bath with chrome hot and cold mixer tap with electric shower over with watering can style shower head.

Outside Rear

To the rear of the property is a well maintained garden which is to the majority laid to lawn with a nice sized patio. Within the garden there is a mature weeping willow and well stocked beds. A path leads down to the side of the property where there is a full height wooden gate giving access out to the front.

Outside Front

Driveway parking and a black up and over door which gives access in to the garage which has light and power.

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.

Council Tax

We understand the property to be Band D.

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

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance Valuations, together with Rent Reviews, Lease Renewals, and other professional property advice.

Hawkesford are also able to provide Energy Performance Certificates Telephone (01926) 438124.



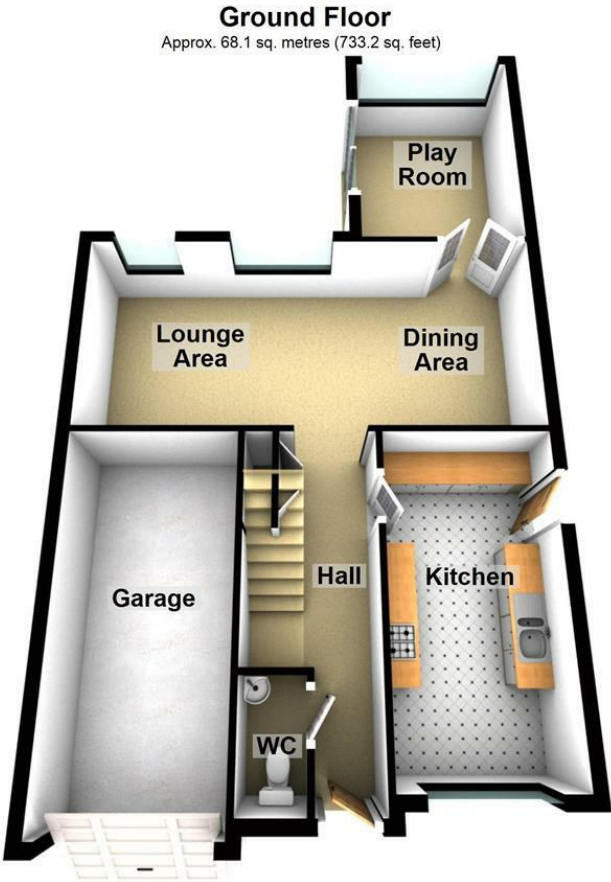




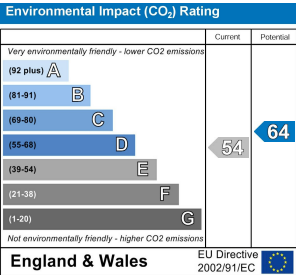
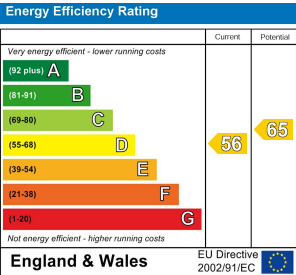








Total area: approx. 109.5 sq. metres (1178.3 sq. feet)



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