



16 Wharf Street, Warwick, CV34 5LG

Offers Over £325,000

charlesrose.

This charming property is located on Wharf Street on the fringe of the picturesque town of Warwick. Allowing easy access to the town centres of Leamington Spa and Warwick, this modern end of terrace house is sure to capture your heart with its immaculate condition throughout. As you step inside, you are greeted by a recently fitted kitchen and a spacious reception room leading out to the gardens offering ample space for entertaining guests or simply relaxing. The first floor boasts two double bedrooms, both of which are well proportioned and a modern bathroom suite. Externally the property benefits with driveway parking to the front and a landscaped enclosed rear garden with an expanse of decking giving room for plenty of seating. Situated in this popular location, this property offers the perfect position to explore the historic charm of Warwick.

LOCATION

Wharf Street is conveniently positioned and is located on the fringe of Warwick and close to St Nicholas Park allowing easy walking distance to both. The train station is also within walking distance to the property. Local amenities can be found in both St Johns, Emscote Road and the town itself and it is also close to Leamington Spa. There are great local schools nearby that the property will fall within catchments of.

ON THE GROUND FLOOR

Entrance Hallway

This welcoming entrance has lovely neutral decor, timber laminate flooring and half height timber clad walls. Stairs rise to the first floor and doors lead off to a number of rooms on this level.

Breakfast Kitchen

12'5" x 8'10" (3.81m x 2.71m)

This recently fitted modern kitchen offers a host of wall and base units in a white shaker style with complementary timber effect work surfaces, tiled splash backs and integrated oven hob and extractor.

Living / Dining Room

15'10" x 12'4" (4.85m x 3.76m)

This spacious and well proportioned reception room is located to the rear of the property and continues with the same neutral fresh decor and flooring. Patio doors flood light within and give access into the landscaped garden. There is a handy cupboard beneath the stairs offering valuable storage.

WC / Cloakroom

A modern white suite with wc and wash hand basin.

ON THE FIRST FLOOR

Landing

Allowing access to the loft via loft hatch and doors to all rooms on this level.

Bedroom One 15'8" x 10'3" (4.80m x 3.14m)

This lovely double bedroom is bright and airy and has timber effect laminate flooring and handy fitted storage cupboard.

Bedroom Two 14'6" x 8'11" (4.44m x 2.74m)

A second double bedroom, once again a great size with views over the gardens.

Bathroom

A modern white suite with bath having shower over, wash hand basin and wc. The flooring has been laid with tiles as too have splash back areas.

OUTSIDE

Front

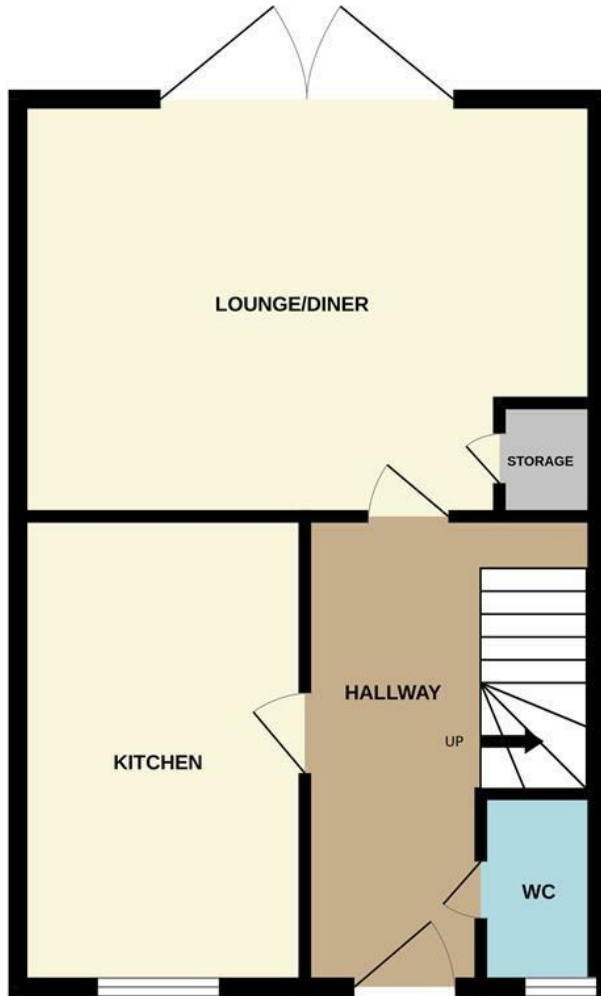
There is a large pebbled driveway to the front of the property giving space for a number of vehicles and gardens continue to the side accessing the rear.

Rear

A charming enclosed rear garden with an expanse of decking allowing space for seating.



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		90
(81-91) B		
(69-80) C	73	
(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 (CO ₂) 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

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

