



51 Crompton Street, Warwick, CV34 6HG  
Guide Price £350,000

charlesrose.



This stunning Victorian terrace has been renovated from top to toe and now offers a fantastic home with a mix of modern contemporary additions blending seamlessly with original period features. Located on the fringe of Warwick within walking distance to all the charming shops, the historic castle and the race course, the property offers comfortable living over three floors. Once you enter you are greeted with the open plan reception room with feature wood burning stove, karndean flooring which flows into the modern and well equipped kitchen with exposed brick work and access into the separate utility room. The first floor has a good sized double bedroom and bathroom and a further flight of stairs lead to the second floor having two further double bedrooms. There is also plenty of storage with the boarded loft and cellarage. Externally the property benefits with private rear garden with paving and lawns. Crompton Street is perfect for first time buyers, small families, investors or even those who are downsizing and looking for a more convenient lifestyle.

## LOCATION

Crompton Street is less than half a mile walk into the town centre offering easy access to all the boutique shops, restaurants and cafes and is well within walking distance to Warwick Race Course and the historic Warwick Castle. It falls within the catchment area for Westgate Primary School and the location is perfect for access to the train station with route across the country together with close by links to the major road network including the A46 and M40.

## ON THE GROUND FLOOR

### Living Room / Kitchen

25'2" x 11'10" (7.69m x 3.61m)

The living room is finished to a beautiful decorative standard and its focal point is the original fireplace with inset wood burning stove. The flooring of which continues through to the kitchen is laid with a quality karndean. This stunning kitchen is centred around the breakfast bar / island. It has been fitted with an array of dark blue base units having rose gold accessories with complementary marble effect composite work surfaces. There is a range of integrated appliances of which include a four ring electric hob with a filtered extractor hood over together with a tumble dryer. There is a double electric oven and under counter seating space for four chairs. The Karndean flooring of which continues from the living space. Another feature includes the exposed brickwork beneath the stairs. A door leads into the utility of which is an extension to the kitchen.

### Utility Room 9'11" x 6'1" (3.04m x 1.86m)

A continuation to the kitchen with matching dark blue wall and base mounted units with rose gold accessories and white rolltop work surfaces. This room incorporates the black composite sink and drainer and mixer tap over and further integrated appliances including the dishwasher and washing machine. Karndean flooring continues through and there is a partly tiled walls, radiator. A timber door opens out onto the rear garden.

## ON THE FIRST FLOOR

### Landing

Doors to main bedroom and bathroom with a second flight of stairs rising to second floor.

### Bedroom One

11'11" x 11'10" (3.64m x 3.61m)

This good sized double bedroom is located to the front aspect and offers wooden flooring, fitted wardrobes and original fireplace.

### Bathroom 13'3" x 8'11" (4.04m x 2.74m)

This boutique style bathroom is fitted with a four piece suite comprising low level flush WC, wall mounted hand wash basin, double shower enclosure with glazed screen and thermostatic waterfall shower over and free standing bathtub with waterfall mixer tap over. Tiled flooring, partly tiled walls, heated hand towel rail, partially obscured double glazed UPVC window to the rear, door to storage cupboard housing the combi boiler.

## ON THE SECOND FLOOR

### Landing

Doors to both bedrooms on this level.

### Bedroom Two 14'9" x 13'3" (4.51m x 4.04m)

This further good sized double bedroom on this second floor is once again located to the front and is finished to a lovely decorative standard.

### Bedroom Three

11'11" x 11'10" (3.64m x 3.61m)

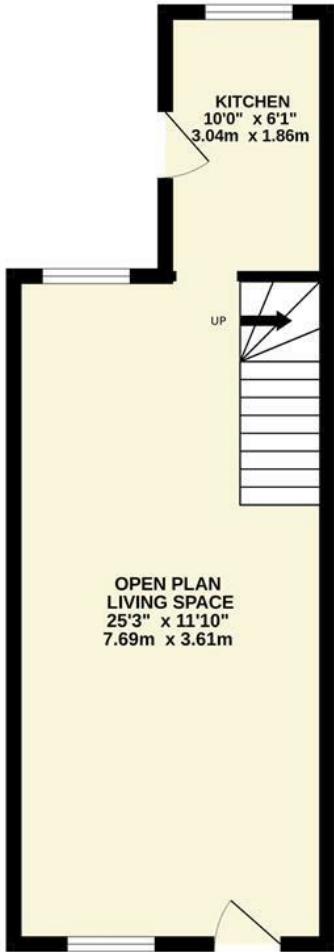
The third of the double bedrooms with views over the rear garden offers wall to wall built in wardrobes and a loft point giving access to the partially boarded loft with lighting offering lots of storage.

## REAR GARDEN

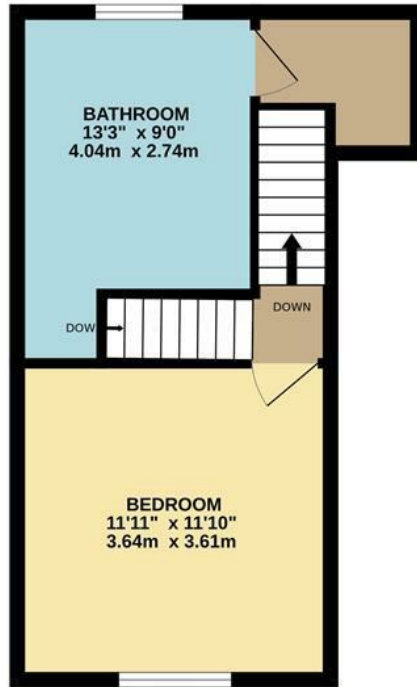
Split into three separate sections the first being a patio area laid with riven sandstone slabs leading to a pathway of the same material with the right hand side laid to lawn, leading to the final section at the rear, a raised patio area with large garden shed.



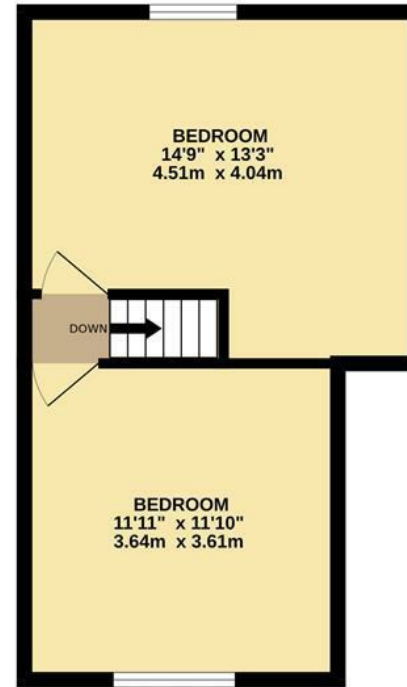
GROUND FLOOR  
360 sq.ft. (33.4 sq.m.) approx.



1ST FLOOR  
316 sq.ft. (29.4 sq.m.) approx.



2ND FLOOR  
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA : 1013 sq.ft. (94.2 sq.m.) approx.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		64	
(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 <sub>2</sub> ) Rating			
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



