



28 Cherry Street, Warwick, CV34 4LR
Guide Price £290,000

charlesrose.

This well presented victorian mid terrace property is positioned on this charming street just minutes walk from both Warwick town centre and the fabulous Victoria Park and river. Having two reception rooms and extended kitchen and two double bedrooms it offers a fabulous proposition to live within Warwick and also within the catchment of the sought after Coten End primary school together with strolling distance to the train station. The property also benefits with having no onward chain involved.

LOCATION

Cherry Street lies just minutes from the town centre of Warwick. There is also a collection of amenities on St Johns that are only a short stroll away. As mentioned the local parks; Priory & Victoria are both within walking distance not to mention the historic Warwick Castle. The major road networks are close by with access roads to both the A46 and the M40 and as stated Warwick train station is only a short walk away which offers links to Birmingham and beyond.

GROUND FLOOR

From the front door you enter into an entrance vestibule and in turn in to the first of the reception rooms on the ground floor with tall ceiling heights. The living room offers a great blank canvass with neutral decor and carpets and large window to the front offering lots of natural light. An archway to one side leads you through to the dining room / second reception, passing the staircase to the first floor. Once again a bright blank canvass for prospective buyers. This reception gives access to the handy basement. The kitchen is next and is finished with an array of storage on offer and has a handy utility room with wc to the rear.

FIRST FLOOR

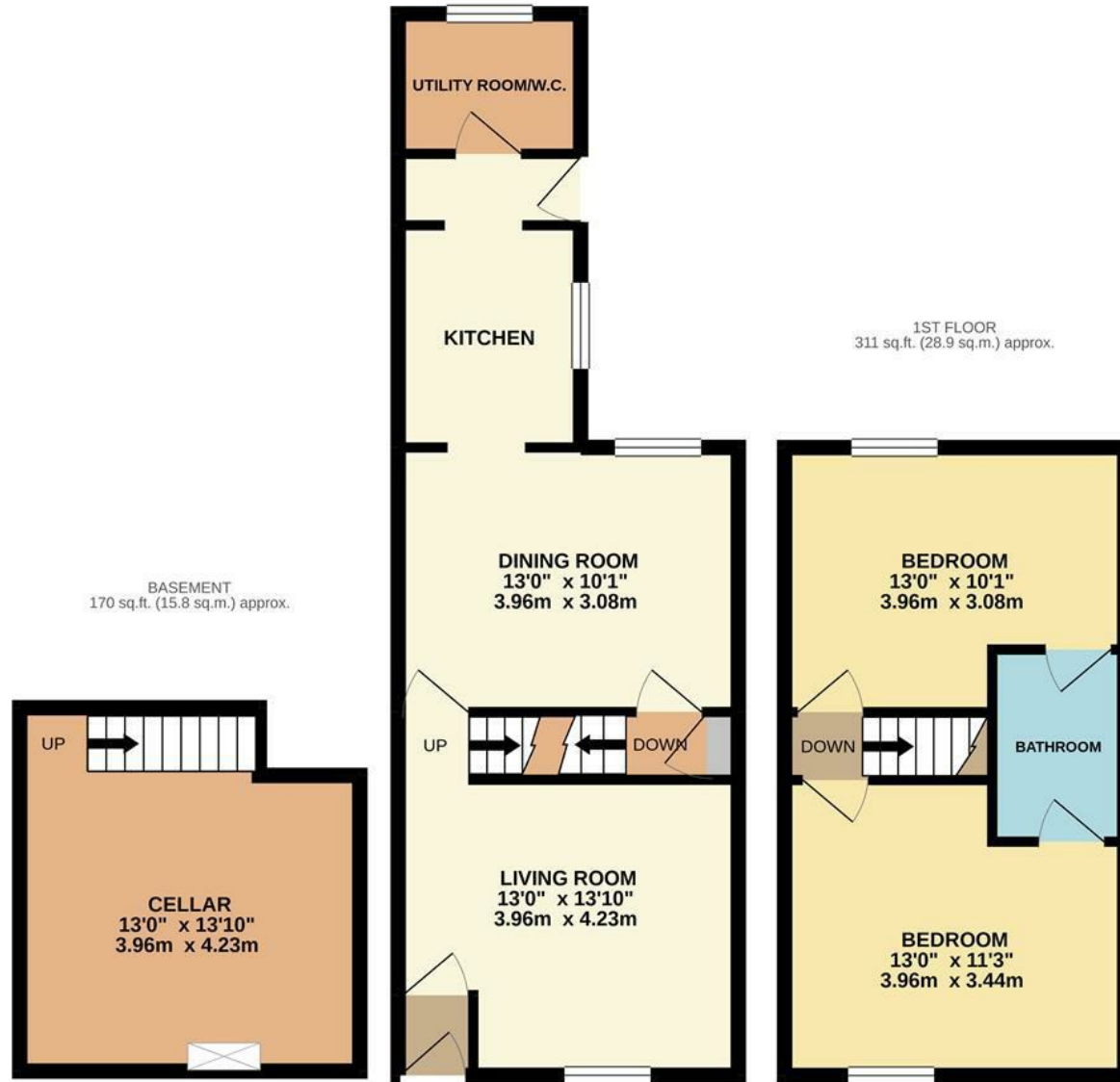
The first floor continues with the neutral decor and tall ceilings. The two double bedrooms are both good sized doubles and offer lots of natural light. There is also a well presented bathroom with modern white suite.

OUTSIDE

The front of the property is accessed direct from the road side however to the rear there is a good sized low maintenance garden to enjoy those summer evenings.



GROUND FLOOR
427 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 908 sq.ft. (84.4 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		
(81-91) B		
(69-80) C		
(55-68) D		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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