BOOTHROYD
& Company

Gaveston Close, Warwick

Offers In The Region Of £435,000

- Refitted Four Bedroom End Terraced House
- Attractive Entrance Hall
- Breakfast/Dining Kitchen, Utility & Cloakroom W.C
- Four Good Bedrooms
- Integral Garage, Driveway Parking For Four Cars
- Close To Warwick Town Centre & Warwick Hospital Plus Coten End/Myton Catchment
- Energy Rating D - 64
- Lounge With Wood Burning Stove
- Bathroom & En-suite
- Warwick District Council Tax Band E

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Gaveston Close, Warwick, CV34 5HR

An extend four-bedroom end terraced family property situated on a good size corner plot, in a convenient residential position just off the Coventry Road providing convenient access to Warwick Town Centre and walking distance of Warwick hospital and Warwick train station. The property is within the popular Coten End junior school and Myton Secondary school catchment. The accommodation comprises: reception hall, lounge with feature wood burning stove, refitted breakfast/dining kitchen, utility, cloakroom w.c and integral garage. To the first floor there are four double bedroom, en-suite shower room and a quality four-piece family bathroom. Outside and attractive lawned rear garden that is not overlooked with porcelain patio, useful side gated access and driveway parking for three/four cars.

4 2 1 D - 64 Council Tax Band: E

Approach
Over a tarmacadam and block edged driveway with step to a composite front door with full height windows into the

Reception Hall
With inset matting, feature dog leg open tread stairs, LED downlighters, feature radiator, double glazed window to side, alarm control pad, door to

Lounge
5.50m x 3.93m (18'0" x 12'10")
With feature recessed 5kw woodburning stove with composite hearth and surround with decorative tiles, engineering oak flooring, two radiators, sliding patio doors and double glazed window to rear and side, t.v point, LED downlighters.

Kitchen/Dining Room
5.44m x 3.42m (17'10" x 11'2")
Comprehensively refitted with a range of matching charcoal base and wall units with 20mm quartz work surfaces with matching up-stands, island unit with quartz work surfaces, under counter double bowl ceramic sink with mixer, integrated appliances to include a dishwasher, fridge/freezer, space for range cooker with splashback, illuminated extractor hood, double glazed window to front, breakfast/dining area with sliding patio doors, engineering oak flooring, door to

Utility
2.86m x 2.50m (9'4" x 8'2")
Fitted with a large storage cupboard housing the Viessmann combination boiler servicing the hot water and central heating, electric isolation unit and electric meter, further cupboard housing the gas meter, space for washing machine, vertical radiator, LED downlighters, smoke alarm, door to

Cloakroom W.C
With a two piece white suite with low level w.c, wall mounted wash hand basin, feature minton style tiles to floor, LED lighting, wall light, extractor fan.

Integral Garage
5.41m x 2.50m (17'8" x 8'2")
With electric door to front, power and light, door to utility.

First Floor Landing
With a range of LED downlighters, smoke alarm, airing cupboard with radiator, door to

Double Bedroom One
4.61m x 3.87m (15'1" x 12'8")
With two double glazed windows to front, vertical radiator, ceiling light, t.v point, door to

En-suite
1.78m x 2.05m (5'10" x 6'8")
With a three piece white suite with low level w.c, wall hung vanity wash basin with drawers below and chrome mixer tap, large walk in shower cubicle with Mira electric shower with twin shower heads, vinyl floor, porcelain tiles to shower, heated chrome towel, LED downlighters, opaque double glazed window to front.

Double bedroom Two
2.79m x 3.07m (9'1" x 10'0")
With double glazed window to rear, ceiling light, radiator, built-in double wardrobe with hanging and shelf.

Double Bedroom Three
3.77m x 2.56m (12'4" x 8'4")
With double glazed window to rear, radiator, ceiling light.

Double Bedroom Four
2.35m x 3.18m (7'8" x 10'5")
With double glazed window to front, radiator, ceiling light.

Refitted Family Bathroom
3.21m x 1.95m (10'6" x 6'4")
With a luxury four piece bathroom with low level w.c, freestanding bath with wall hung mixer tap, feature vanity wash hand basin with shelf below, large walk in shower enclosure with fixed glazed screen, rain head shower with luxury porcelain tiles to walls and floor, LED downlighters, surround sound system, mood lighting, opaque double window to front and heated towel rail.

Rear Garden
Fully enclosed by perimeter fencing, mainly laid to lawn with raised railway sleeper edging and porcelain patio and pathway, outside courtesy lighting and power points.

Front
To the front of the property is a tarmacadam driveway with parking for three cars, plus inset lawned fore garden.

Tenure
The property has a freehold title and leasehold title.

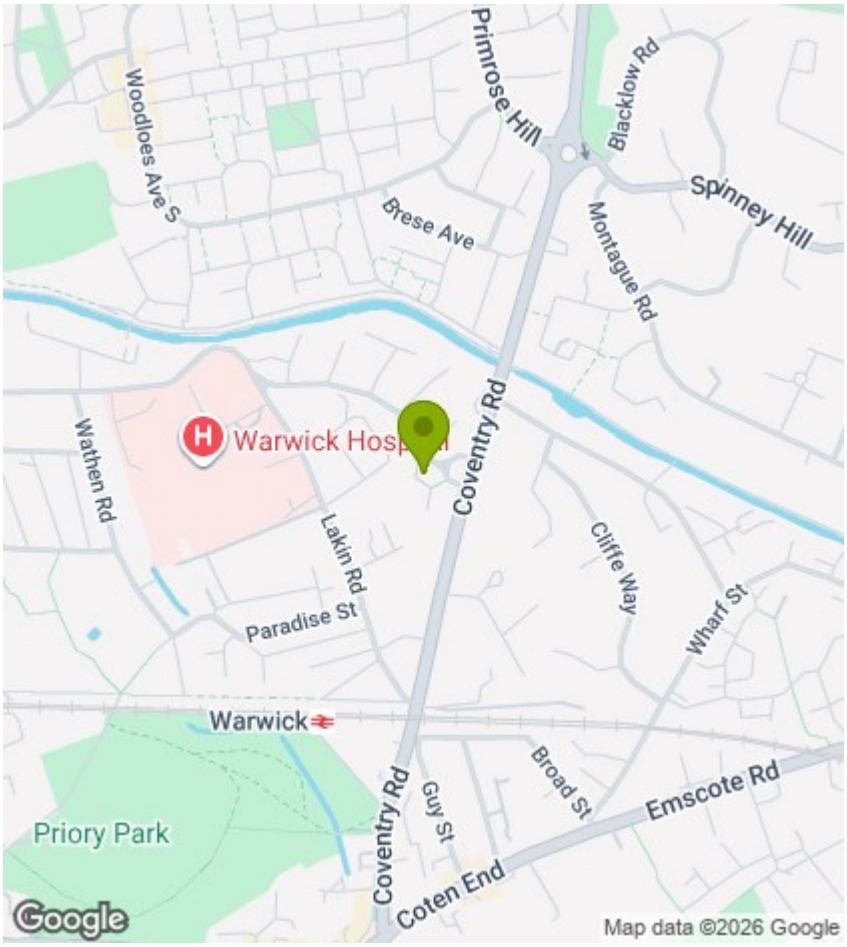
Services
All mains services are connected;

Mobile coverage
EE
Vodafone
Three
O2

Broadband
Basic
16 Mbps
Superfast
80 Mbps
Ultrafast
5500 Mbps

Satellite / Fibre TV Availability
BT
Sky
Virgin

Fixtures & Fittings
All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.

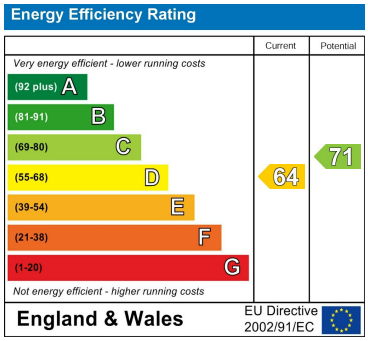


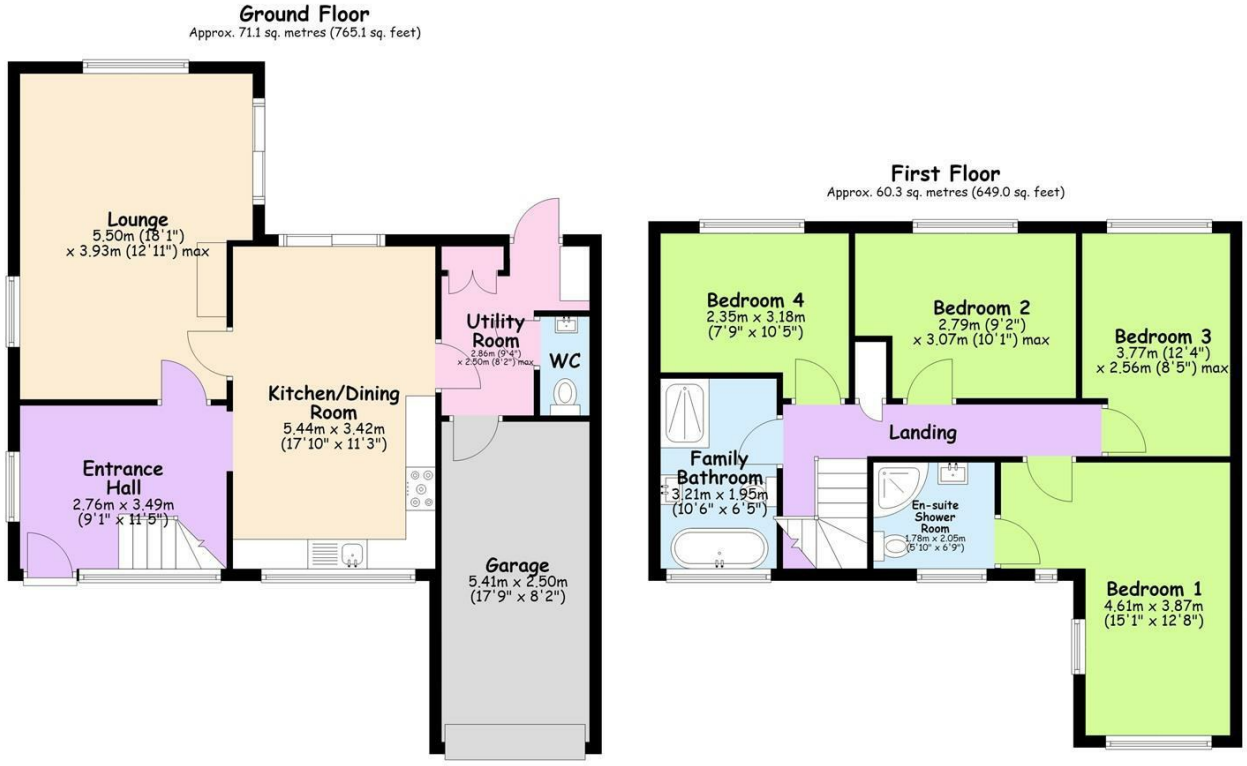
Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating:

D





For illustrative purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement.
Plan produced using PlanUp.

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