

Parker Mercer Durnian

Warwickshire

www.parkermercerdurnian.co.uk



26 Cherry Street

Warwick

CV34 4LR

£325,000

01926 499428



Location

The town of Warwick is famous for its medieval castle, river views, beautiful parks, open spaces and its independent boys school (believed to be the oldest in the country). This prosperous and vibrant riverside town attracts almost three million visitors a year who travel to enjoy its rich variety of culture, shopping, restaurants, bars and buildings of historic interest.

A charming and beautifully presented two bedroom Victorian terrace cottage

The well proportioned gas centrally heated accommodation comprising Entrance Hall, Lounge, separate Dining Room, fitted Kitchen, ground floor Bathroom, useful Cellar, two double Bedrooms, 'Lawful Development' for a loft conversion of a further Bedroom and En-suite. To the rear of the property is a delightful enclosed garden

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Ground Floor

Entrance Hall

With stairs leading to the first floor and doors radiating to

Lounge 11'8" x 10'10"

Having a window to the front elevation and a handsome feature fireplace

Dining Room 12'6" x 10'3"

With a window to the rear elevation, a feature brick fireplace housing a wood burner with fitted cupboards either side and door leading to

Kitchen 11'9" x 7'2"

Being fitted with a variety of base and eye level units providing ample work top surfaces with tiled splash backs, inset Belfast style sink, integrated oven and grill, five ring gas hob with extractor hood over, integrated 'fridge/freezer, dishwasher and washing machine, door leading to the rear garden and further door to



Bathroom

With two windows to the rear elevation and comprising a panelled bath with shower over, wash hand basin with vanity unit, low flush W.C.,

First Floor

Bedroom One 12'7" x 11'4"

Having a window to the front elevation, a feature cast iron fireplace and door to useful built-in wardrobe

Bedroom Two 12'3" x 10'7"

With a window to the rear elevation, a feature cast iron fireplace, door Airing Cupboard housing central heating boiler, access to the loft space with 'Lawful Development' for a further Bedroom and En-suite (Architects Plans available to view)



Outside

A pretty fully enclosed rear garden offering outside seating and entertaining area and pedestrian rear gate

General Information

Tenure

The property is understood freehold.

Services

All mains services are connected to the property.

Post Code

CV34 4LR

Council Tax

Warwick District Council Band C

Possession

Vacant possession will be given upon completion.



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