



GODFREY-PAYTON  
CHARTERED SURVEYORS

24 Coventry Road  
Warwick, CV34 4LJ

Guide price £255,000





## 24 Coventry Road

, Warwick, CV34 4LJ

Located in a convenient setting close to local amenities, shops/takeaway restaurants whilst Warwick Hospital and railway station are a short distance from the property. This period terraced property offers deceptively well proportioned accommodation rising over three floors which requires refurbishment and modernisation, but once completed, will offer a superb traditional home in a central town location. The property is offered for sale with 'No Chain'.

### Approach

Fronting the pavement the property is accessed via a uPVC glazed door which allows access to the reception hallway with staircase rising to the first floor and further doors leading to:

### Sitting Room

Having bow window to front elevation, tiled fireplace and night storage heater.

### Separate Dining Room

Having window overlooking the rear garden, tiled fireplace with storage cupboard to one side, door to under stairs store and night storage heater. A sliding door allows access to:

### Galley Kitchen

Requiring modernisation and updating, but currently offering fitted base and matching wall units, roll top work surfacing with stainless steal sink unit, windows to one side and door to the rear of the property.

### First Floor Landing

Having staircase rising to the second floor, door to airing cupboard housing the hot water cylinder and further doors leading off to:

### Bedroom One

Offering walk-in under stairs cupboard, wall mounted convector heater and window to front elevation.

### Bedroom Two

Having window overlooking the rear garden, wall mounted night storage heater.

### Bathroom

Having floor to ceiling tiling and a white suite that comprises: panelled bath with shower unit over, pedestal wash hand basin, low flush WC and obscure glazed window over.

### Second Floor Landing

Having door offering access to a good sized storage cupboard and further doors leading off to:

### Bedroom Three

Having views to front elevation, wall mounted night storage heater.

### Bedroom Four

Having window to the rear elevation and wall mounted night storage heater.

### Rear Garden

Immediately to the rear of the property is an outside toilet with access to enclosed garden with shared access to the front of the property.

### Parking

There is no off road or allocated parking. On street parking is available which may require a parking permit.

### Services

We understand that all main services are connected to the property with the exception of gas. Heating is by means of night storage heaters throughout. There may be mains gas available in the street. Please be aware that no part of the electric heating has been tested prior to marketing of this property.

### Tenure

The property we understand is 'Freehold', but a prospective purchaser is recommended to check and confirm this with their legal representative. The property is sold with vacant possession.

### Energy Performance Certificate

The EPC rating is an 'E' and a copy of the report can be down loaded from [www.epcregister.com](http://www.epcregister.com)

### Local Authority

Warwick District Council, Riverside House, Milverton Hill, Leamington Spa, CV32 5HZ.

### NB

Godfrey-Payton have been asked by Warwickshire County Council to act on their behalf in the sale of this property, therefore all enquiries should be direct to Godfrey-Payton Warwick office on 01926 492511.

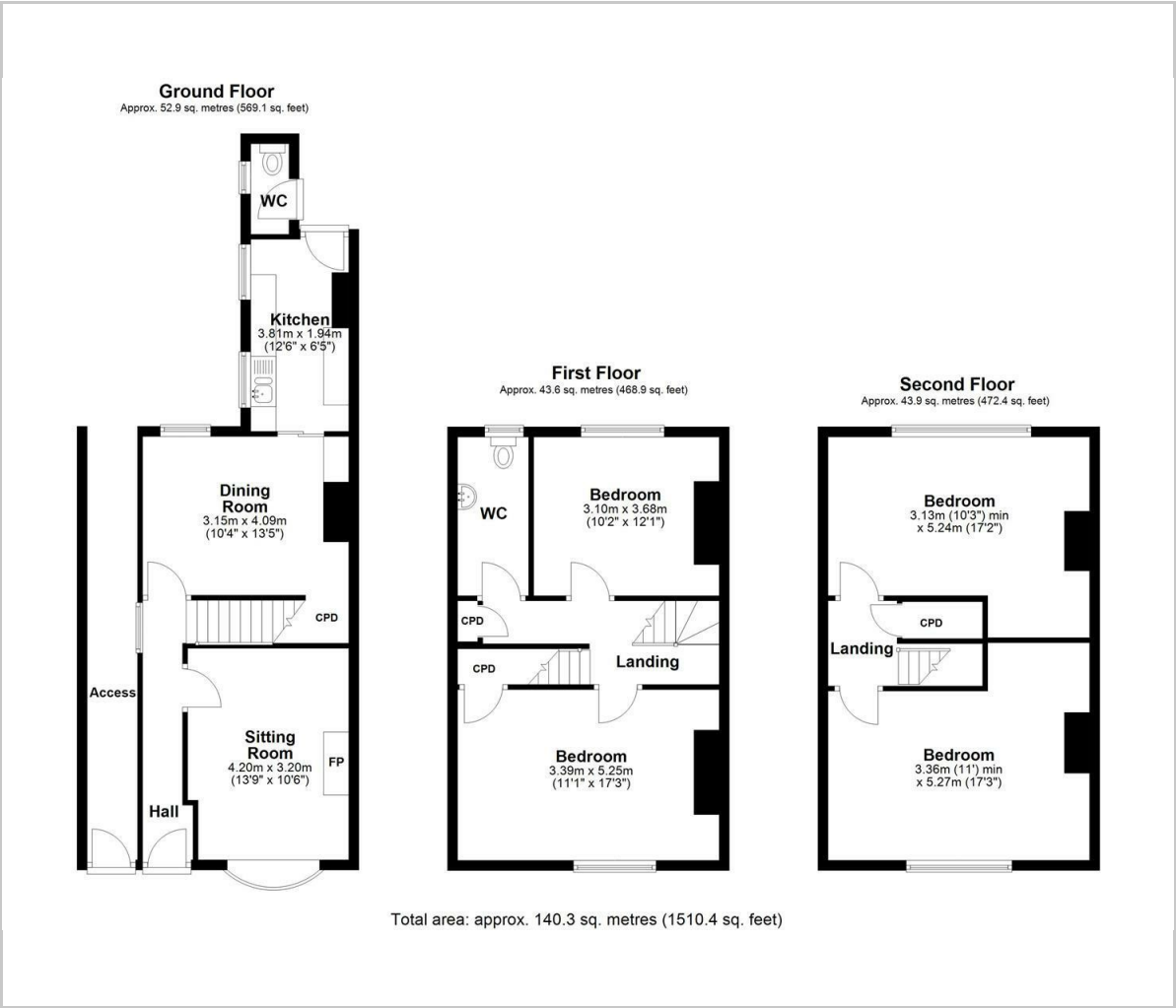








Floor Plan



Viewing

Please contact our Warwick Office on 01926 492511 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

