



## Cliffe Way, Warwick

### Offers In The Region Of £345,000

- Three/Four Bedroom Mid Terraced Town House With No Chain
- Open Plan Split Level Lounge And Dining Room
- Cream Shaker Style Fitted Kitchen
- Three 2nd Floor Bedrooms (Two with Built In Wardrobes)
- Garage And Driveway Parking, Well Proportioned Rear Garden
- Open Porch, Reception Hall, Cloakroom
- Energy Performance Rating E - 49
- Study/Bedroom Four
- Family Bathroom With Shower
- Warwick District Council Tax Band D



# Cliffe Way, Warwick

A 1960s three/four bedroom town house in a popular location close to Warwick Town Centre. The property is within the Coten End Primary School and Myton Secondary School Catchment and offers flexible accommodation over three floors. Comprising an entrance hall, cloakroom/wc, garage, first floor open plan living/dining room and kitchen with an inner hall providing access to the study/bedroom 4. Three further bedrooms(two with large built in wardrobes), family bathroom, attractive rear gardens with brick outbuilding and to the front driveway parking. The property is offered for sale with double glazing part electric heating and no onward chain.



Council Tax Band: D



## Approach

Over a tarmacadam and block edged driveway to

## Porch

Open storm porch with quarry tiled step, courtesy light, and opaque double glazed door and matching side panel into the opening to the:

## Reception Hall

With ceiling light, understairs storage, stairs to first floor and door to garage.

## Cloakroom

Opaque double glazed window to side, low level wc and a pedestal wash hand basin.

## First Floor Landing

Split level first floor landing with stairs up to the kitchen and study/bed 4, panelled and opaque glazed door with matching glazed inset into the

## Lounge

11'1" x 16'6"

With original electric under floor heating, full width and full height windows including double glazed sliding patio doors leading to the rear patio, t.v point, two ceiling lights, four stairs to the

## Raised Dining Area

11'1" x 10'2"

With ceiling light, wood strip floor, floor mounted original Berry electric storage heater, space for dining table with open elevated outlook to the garden, door to the:

## Fitted Kitchen

10'7" x 8'1"

Fitted with a range of matching cream shaker style base and wall unit, with wood block effect rounded edge work surfaces with single drainer stainless steel sink with twin taps, space for large upright fridge freezer, space and plumbing for washing machine, space for an electric cooker, vinyl floor, double glazed window to front and ceramic tiled splash back.

## Inner Hall

With stairs to the second floor and a door to the

## Bedroom 4/Study

7'6" x 8'1"

With double glazed window to the front.

## Second Floor Landing

With matching banister, access to insulated loft space, wall mounted Creda electric storage heater and a large airing cupboard housing the lagged copper cylinder and immersion heater with slatted shelving. Door to:

## Double Bedroom One

12'11" x 9'9"

With double glazed window to front and a large walk in wall in wardrobe with hanging and shelving that would make an ideal en suite conversion.

## Double Bedroom Two

11'11" x 9'1"

Double glazed window to rear and a large walk in wardrobe with hanging shelves.

## Bedroom Three

8'3" x 6'11"

With double glazed window to rear.

## Bathroom

With a three piece white suite that comprises a low level w.c, pedestal wash hand basin and a panelled bath with Triton T80 electric shower over with shower screen.

There are ceramic tiles to walls, vinyl floor, heated chrome electric towel rail and a double glazed window to front.

## Garage

18'11" x 10'5"

with metal up and over door to front, power and light connected, fitted shelving, space for storage unit or additional white goods, wall mounted electric isolation unit and electric meter. Gas point(useful if wanting to connect gas central heating)

## Rear Garden

A good size rear garden with a southerly rear aspect, fully enclosed by brick perimeter walls and timber fencing, in two sections with twin patios that lead to a useful original brick store with power and light double glazed window and further glazed windows and door. To the rear of the store is a lawn garden with stocked borders with a variety of shrubs and plants, further patio and gravel area to the rear with rear pedestrian access and mature silver birch tree.

## Front

To the front of the property is a brick wall enclosed fore garden with circular planted borders, tarmacadam and block edged driveway with parking for one or two cars.

## Tenure

The Property is Freehold

## Services

All mains services are connected.

## Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

15 Mbps

Superfast

53 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

BT

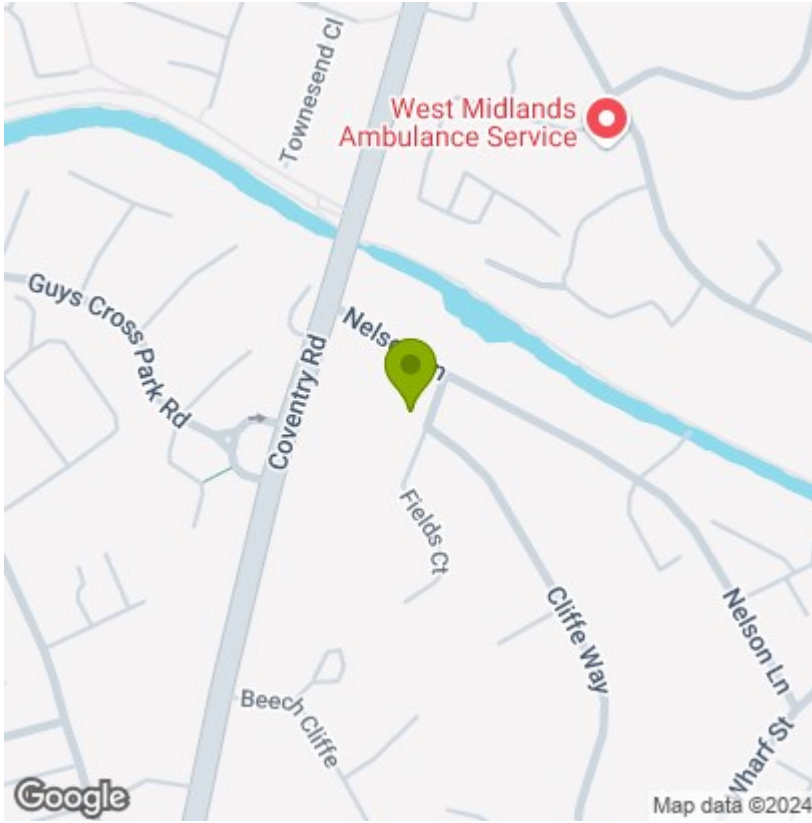
Sky

Virgin

## Fixtures & Fittings

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





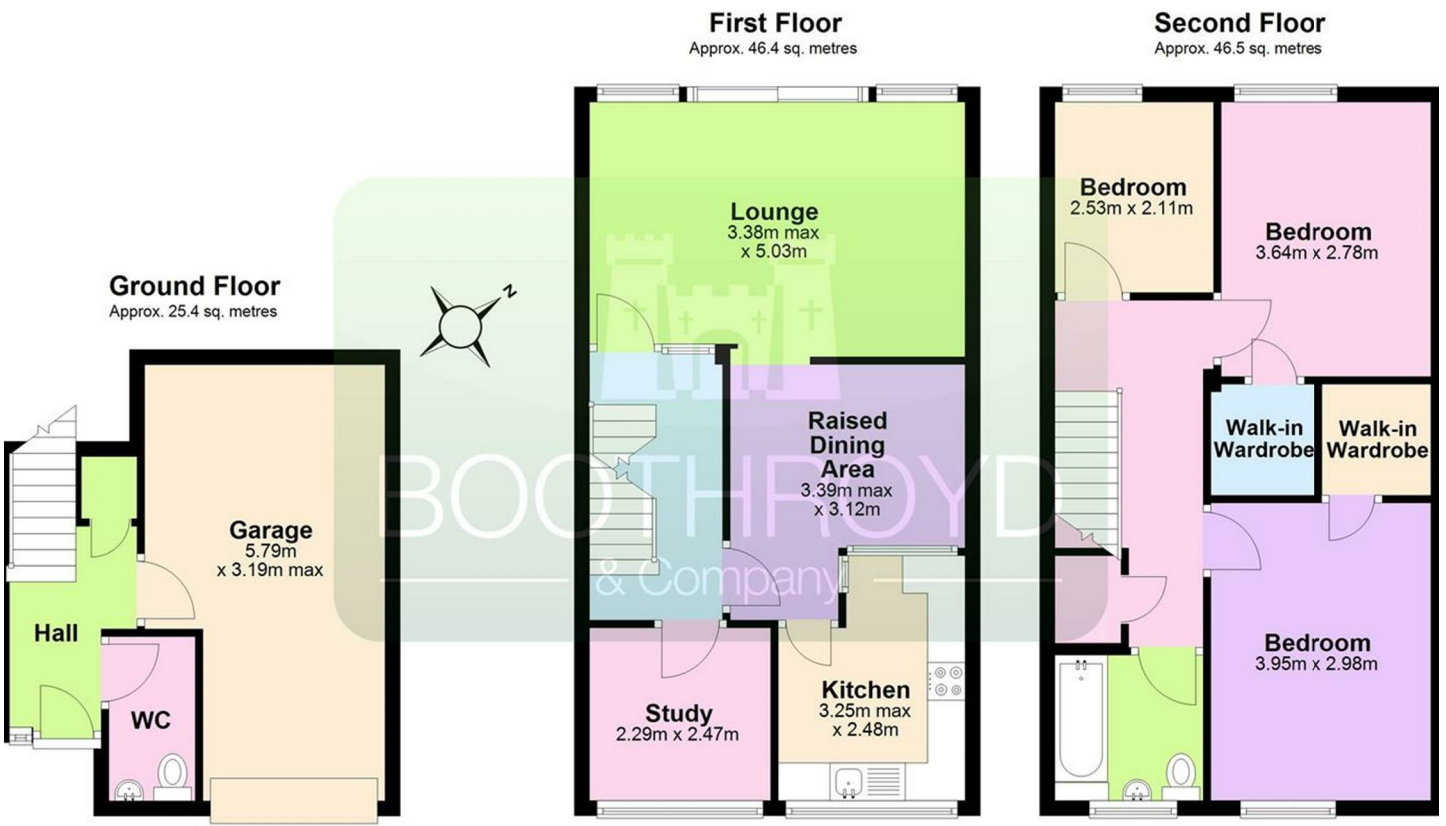
### Viewings

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

### EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>49</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Total area: approx. 118.2 sq. metres