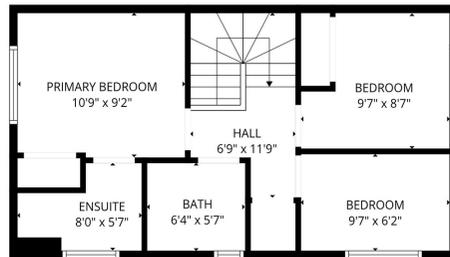
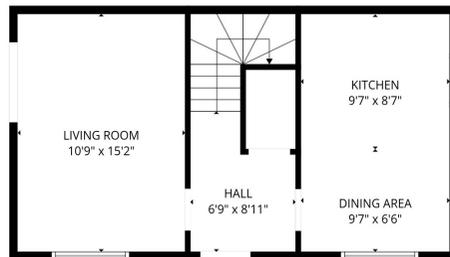


20 Hankinson Road, Warwick  
Offers Over £350,000

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2nd floor



1st floor

**TOTAL: 844 sq. ft**  
1st floor: 422 sq. ft, 2nd floor: 422 sq. ft  
EXCLUDED AREAS: WALLS: 88 sq. ft

Measurements are calculated accurately but are not guaranteed.



This beautifully presented three-bedroom home is tucked away in a quiet cul-de-sac setting, offering well-balanced accommodation ideal for modern living. The ground floor comprises a bright and spacious living room, a fitted kitchen with adjoining dining area, and a useful utility cupboard, formerly a WC, which offers excellent potential to be easily reinstated if desired.

Upstairs, there are three well-proportioned bedrooms, including a primary bedroom with its own en-suite shower room, along with a contemporary family bathroom serving the remaining rooms. Ideally located close to Warwick town centre, excellent transport links, and scenic canal-side walks, this is a superb home for families, professionals, or those seeking a quiet yet convenient setting. The property further benefits from two allocated parking spaces with an EV charging point.

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