



28 Cherry Street, Warwick, CV34 4LR  
£300,000

charlesrose.

A well presented two double bedroom Victorian mid terrace property, located within walking distance of Warwick town centre, Warwick Hospital and Warwick railway station. The property is offered for sale with no onward chain and would suit both owner occupiers and buy to let investors, having previously achieved a rental income of £1,100 pcm.

The accommodation comprises an entrance vestibule leading into the front living room with tall ceilings, neutral decor and brand new carpets. An opening leads through to a second reception room providing space for dining, with access to the staircase and basement.

To the rear is a fitted kitchen with a range of units, brand new electric double oven and induction hob, along with integrated fridge and freezer. There is also a useful utility area with washing machine, new boiler with 10 year warranty and a downstairs W.C.

## LOCATION

Cherry Street is positioned close to a wide range of local amenities, including shops on St John's, Priory and Victoria Parks, and Warwick Castle. Warwick railway station is approximately 0.3 miles away, offering links to Birmingham and beyond, with easy access to the A46 and M40 road networks.

enclosed low maintenance courtyard garden. On road permit parking is available to the front.



## GROUND FLOOR

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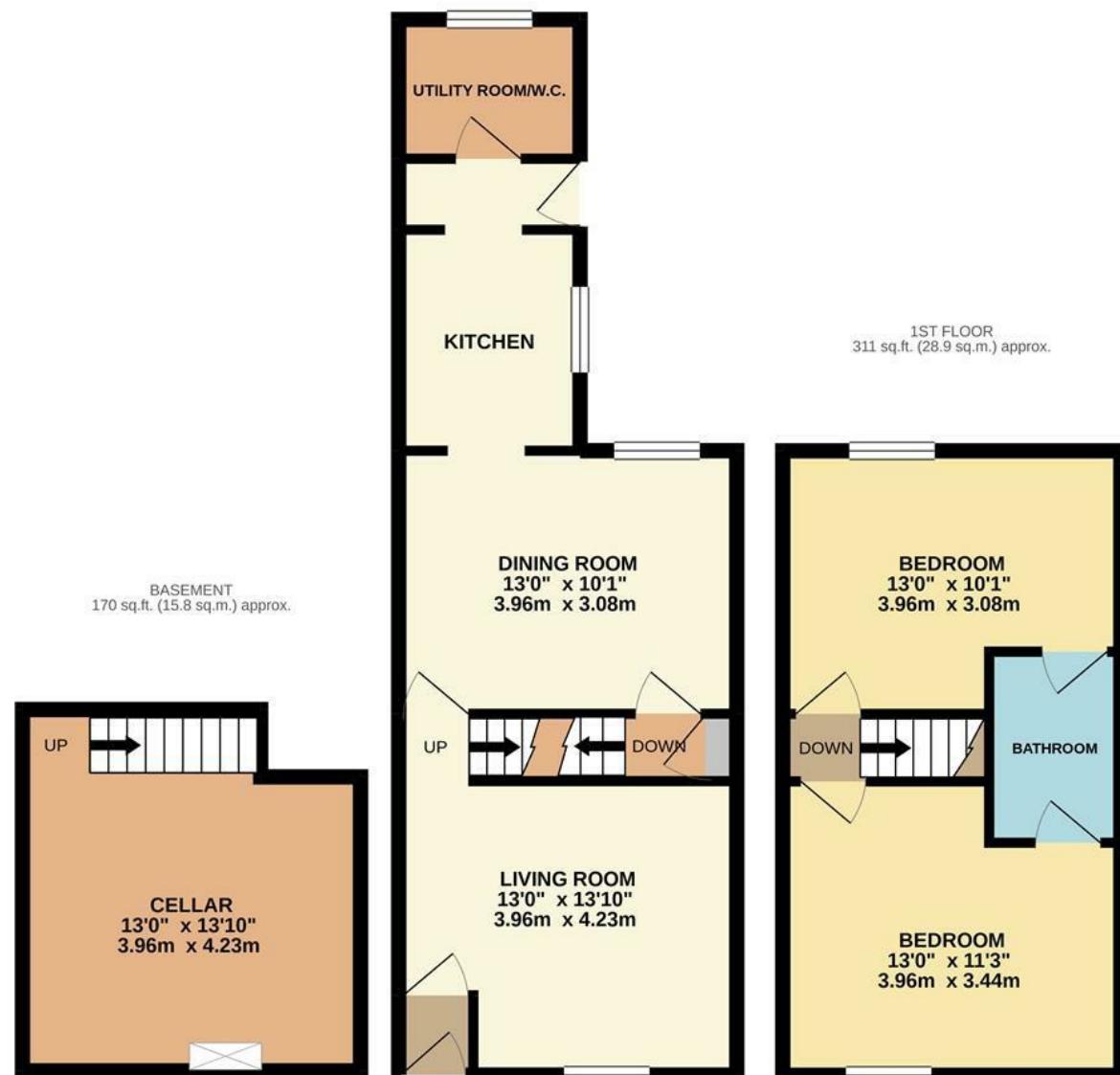


## FIRST FLOOR

To the first floor are two good sized double bedrooms, both benefiting from natural light, and a modern Jack and Jill bathroom.

## OUTSIDE

Outside, the property benefits from an



TOTAL FLOOR AREA: 908 sq.ft. (84.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	65
(81-91)	B	69
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

