



WARWICK

COLEBROOK  
SECCOMBES

**21 CHERRY STREET  
WARWICK  
CV34 4LR**

½ mile from Warwick town centre  
1.8 miles to Leamington town centre  
11 miles to Warwick and Leamington Spa  
0.25 miles from Warwick railway station

**A CHARMING TWO BEDROOM MID-TERRACE VICTORIAN COTTAGE, PRESENTED TO AN EXCELLENT LEVEL, WITH SEPARATE STUDIO / OFFICE IN THE WEST FACING GARDEN**

- Sitting Room
- Dining Room
- Kitchen Breakfast Room
- Two Bedrooms
- Bathroom
- Studio / Office with shower room
- Cottage Garden
- EPC Rating D

**VIEWING STRICTLY BY APPOINTMENT  
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**Warwick** the historic county town of Warwickshire, is a vibrant desirable town with a wide range of facilities, amenities and excellent transport network by road and rail.

The town offers all day to day facilities, including shops, supermarkets, opticians, doctors, private and state, primary and secondary schools, restaurants, public houses, cafés and the regional hospital.

Transport links include the M40 Motorway leading to Oxford and London to the South and Birmingham to the North. The A46 to the West of the town leads to Stratford-upon-Avon and Cotswolds to the South and Coventry to the North. The mainline railway station in Warwick provides regular services to London Marylebone and Birmingham City centre.

**21 Cherry Street** has been decorated and presented to an excellent standard, with period colours and finishes. In addition to the charming two-bedroom cottage, within the walled rear garden a detached Studio/Office has an ensuite shower room which could be used as an annexe or guest bedroom.

## GROUND FLOOR

**Dining Room** with front door and outlook to Cherry Street, ornamental cast iron fireplace with built-in storage to chimney recess, wood effect flooring and inset coconut matting to front door. Part-glazed door continues to **Sitting Room** with outlook to the rear of the property, wood effect flooring and staircase rising to first floor. **Kitchen/Breakfast Room** with double aspect to side and rear of the property. Fitted with a range of matching wood faced kitchen units to opposite walls, under marble effect worktops. Inset stainless steel single bowl single drainer sink with mixer tap, inset four ring electric hob with extractor hood over, built-in single electric oven with microwave over, integrated high-level fridge with separate freezer under, built-in washing machine and integrated dishwasher. Wall mounted gas fired boiler, breakfast bar, tiled floor and picture window to rear garden.

## FIRST FLOOR

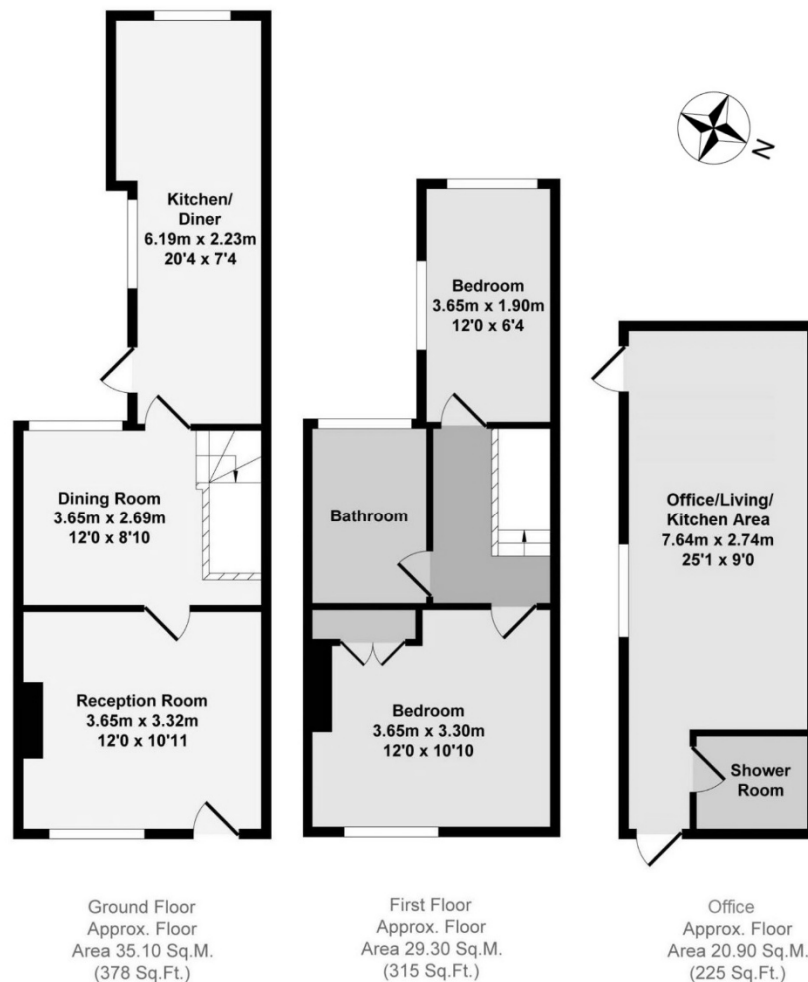
**Landing** with access to loft space. **Bedroom One** with built-in double wardrobe cupboard and outlook to the front. **Bedroom Two** double aspect to side and rear of the property. **Bathroom** fitted with roll-top double ended ball and claw bath with mixer tap, close coupled WC, wash hand basin set to vanity unit with storage under and fully enclosed shower cubicle with glazed sliding doors. Tiled floor, obscured glazed window and towel radiator.

## OUTSIDE

A private passageway from Cherry Street provides a covered storage area and opens to rear garden with decked seating area adjoining the rear of the property and step up to a small lawn with planted flowerbeds and gravel seating area. Outside light, power and water supply.

**Studio/Office** with outlook to side and door to garden. Fitted with U-shaped worktop returning to the centre of the room with breakfast bar, stainless steel sink with mixer tap, built-in high-level oven and integrated dishwasher. **Shower Room** fitted with large shower cubicle with fixed glazed screen and wall mounted electric shower, close coupled WC and wash hand basin set to vanity unit. Tiled floor, radiator and extractor fan.





Total Approx. Floor Area 85.30 Sq.M. (918 Sq.Ft.)

#### IMPORTANT NOTICE

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, floor plans, site plans, measurements or distances we have referred to are given as a guide only and are not precise.

## GENERAL INFORMATION

#### Tenure

Freehold with Vacant Possession.

#### Services

Mains water, drainage, gas and electricity are connected to the property.

Ofcom Broadband availability: *Superfast*.

Ofcom Mobile coverage good outdoors: *3, EE, O2 & Vodafone*.

On street parking, Residents permits available from council.

#### Council Tax

Payable to Warwick District Council, Listed in Band C

#### Energy Performance Certificate

Current: 59 Potential: 111 Band: D

#### Fixtures and Fittings

All items mentioned in these sale particulars are included in the sale. All other items are excluded.

#### Money Laundering Regulation & Proceeds of Crime Act

Agents are required by law to conduct anti-money laundering checks on all those selling or buying a property.

Our office will outsource the initial checks to a partner supplier who will contact you once you have had an offer accepted on a property. The cost of these checks will be advised to you by the agent. These charges cover the cost of obtaining relevant data, checks and monitoring which might be required. This fee will need to be paid by purchaser/s in advance of issuing a memorandum of sale.

#### Directions

CV34 4LR

From the High Street, proceed North-East down Smith Street into Emscote Road where Cherry Street will be found on the left-hand side.

What3Words:

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