



Cherry Street, Warwick
CV34 4LR

In Excess of **£265,000**



Tucked away on a sought-after street just moments from Warwick town centre, this beautifully presented Victorian end of terrace perfectly combines character, convenience and modern living. Ideal for first-time buyers, professionals or investors, this delightful home offers stylish accommodation within walking distance of the railway station, local parks, independent cafés, pubs and excellent everyday amenities.

Step inside and you are welcomed into a cosy and inviting sitting room, where original-style features, wooden flooring and a feature fireplace create a warm and homely atmosphere. There is a hatch door that opens with stairs leading down into a one chambered cellar having power and a radiator.

The well-appointed kitchen/dining room is located across the rear and provides an excellent space for both everyday living and entertaining where guests can watch whilst you cook up a storm and conversation will flow. The kitchen is fitted with shaker style units with gas hob and integrated washing machine, and space for a slimline dishwasher and fridge freezer. Stairs rise to the first floor and a door provides direct access to the private courtyard garden.





To the first floor there are two bedrooms, including a generous principal bedroom having fitted wardrobes to the alcoves to the side of the chimney breast and a second bedroom having a fitted single sized cabin bed over the stair bulkhead which makes the most of the available space and is the ideal room as a children's bedroom or home office. Completing the accommodation is a contemporary family bathroom with mains shower over the bath.

Outside, the enclosed rear courtyard offers a surprisingly private and low-maintenance outdoor space having artificial grass making it the perfect retreat to relax and enjoy a morning coffee or evening drink. Side gate gives access to the passageway leading to the road.

Located within easy reach of Warwick town centre, the property enjoys excellent access to the beautiful St Nicholas Park, Warwick Racecourse, a range of highly regarded pubs and restaurants, and Warwick Railway Station with direct links to Birmingham and London.





Council Tax band: B

Tenure: Freehold

EPC Energy Rating: D

- Charming Victorian End of Terrace
- Two Bedrooms
- Spacious Kitchen/Dining Room
- Character Features and Feature Fireplace
- Private Courtyard Garden
- Beautifully Presented Throughout
- Walking Distance to Warwick Town Centre
- Close to Warwick Railway Station
- Near St Nicholas Park, Pubs and Amenities
- Ideal First Time Purchase or Investment

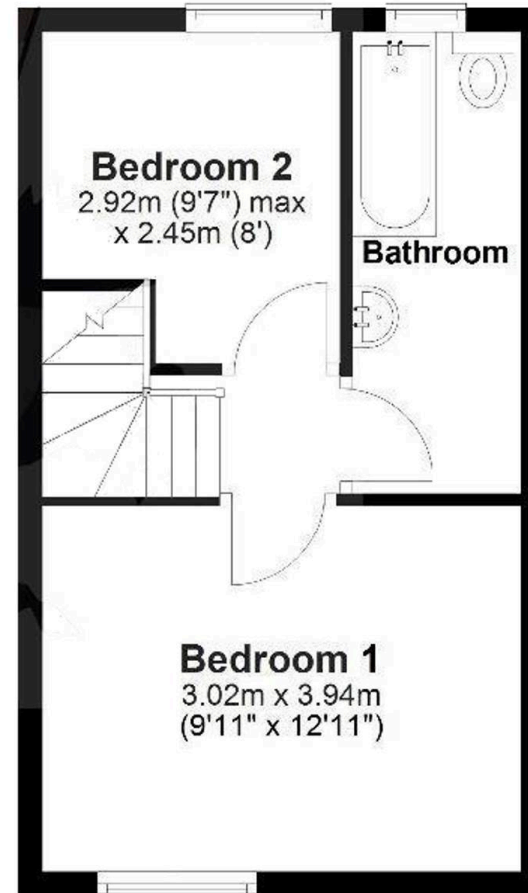
Ground Floor

Approx. 29.1 sq. metres (313.6 sq. feet)



First Floor

Approx. 27.5 sq. metres (296.3 sq. feet)



Total area: approx. 56.7 sq. metres (609.9 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print.





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