



1 bed terraced house to buy in

Smith Street, Warwick, Warwickshire, CV34 4UW

£145,000 Starting Bid

 x1  x1  x1

Tenure

Leasehold

Allocated parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- ✓ Immediate 'exchange of contracts' available
- ✓ 1 Bedroom traditional terraced
- ✓ Lounge
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: **Band B**
- ✓ EPC Rating: **D**
- ✓ Heating supply: **Electric**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Broadband: **FTTC (fibre to the cabinet)**
- ✓ Mobile signal: **Good**

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

This charming traditional one-bedroom leasehold terrace property presents an exceptional opportunity for first-time buyers, investors or those looking to downsize. Benefitting from an impressive 973 years remaining on the lease and an allocated parking space, this beautifully presented home has been tastefully modernised throughout whilst retaining a warm and homely feel.

Tucked away in a private position just moments from the heart of Warwick, the property offers a unique sense of privacy and tranquillity whilst remaining within easy walking distance of the town's extensive amenities. Combining traditional character with contemporary interior styling, this well-maintained home is ready to move straight into and enjoy, providing comfortable, low-maintenance living in a highly sought-after location.

The accommodation briefly comprises a modern fitted kitchen and contemporary shower room to the ground floor, with stairs leading to a spacious first-floor lounge and a generous double bedroom. This delightful property perfectly blends period charm with modern-day living, creating a characterful home ideally suited to a variety of purchasers.

Smith Street is widely regarded as one of Warwick's most desirable and historic locations, offering an enviable lifestyle with an excellent selection of independent cafés, restaurants, traditional public houses, boutique shopping and everyday amenities all within easy walking distance. Renowned for its rich history and stunning architecture, including the iconic Warwick Castle, Warwick provides a truly exceptional setting for both homeowners and investors alike.

Early viewing is highly recommended to fully appreciate the charm, character and location that this wonderful home has to offer.

Council Tax Band: **B**

Tenure: **Leasehold**

Length of Lease: 973

Annual Service Charge Amount: £576.00

Price: Starting Bid £145,000

Property Type: Terraced House

Parking: Allocated

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

Entrance hall

Doors leading to kitchen and shower room, side facing window, spotlights to ceiling, wall mounted electric heater, ceramic tile floor, stairs to first floor.

Kitchen

5.29m x 1.78m (17'4" x 5'10")

Range of wall and base units, bowl sink and mixer tap with drainer, worksurface, side facing window, electric hob and extractor hood, electric oven, plumbing for a washing machine, space for tumble dryer and fridge/freezer, tiling to splash areas, storage cupboard, spotlights to ceiling, wall mounted electric heater, ceramic tiled floor.

Shower room

2.71m x 1.62m (8'10" x 5'3")

Electric shower, sink and mixer tap inset into storage cabinet, low flush wc, wall mounted electric towel radiator, side facing window, wall mounted electric fan heater, extractor fan, ceramic tiled floor, floor to ceiling tiled.

Lounge

3.09m x 2.18m (10'1" x 7'1")

2 front facing secondary glazed windows, wall mounted electric heater, spotlights to ceiling, door to bedroom.

Bedroom 1

3.09m x 2.18m (10'1" x 7'1")

2 secondary glazed rear facing windows, range of built in bedroom furniture two 1/2 doors to storage cupboards, spotlights to ceiling.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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Contact your local branch today for more information on this property:

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