





Crabb Curtis

**9 Hill Street,**
**Warwick | CV34 5NX**

**Offers in excess of: £250,000**





**9 Hill Street, Warwick**

An incredibly spacious and conveniently located, two double bedroom period home situated within easy reach of both Warwick and Leamington town centres, having generous internal accommodation comprising open plan living and dining room, fitted kitchen, ground floor bathroom and two first floor double bedrooms. in addition, there is a useful basement storage area, and the property also benefits from a south westerly facing rear garden. NO FORWARD CHAIN.

**Approach**

Accessed from Hill Street via a UPVC front door opening into the open plan living and dining room.

**Living and Dining Room**

This large reception space enables ample room for both living and dining furniture, with high grade wood laminate flooring a feature fireplace, large front facing double glazed window and doorway leading to the kitchen. In addition, the basement is also accessed via a lockable timber door and there are stairs rising to the first floor landing.

**Kitchen**

The kitchen comprises a range of shaker style wall and base mounted units with contrasting solid wood work surfaces over and has an inset sink and drainer, with freestanding Stoves cooker, over head extractor and space and plumbing for an under counter washing machine and upright fridge freezer. the picture is completed with a recently installed Worcester combi boiler, double glazed windows and door providing views and access out to the westerly facing rear garden and a sliding timber door opening into the family bathroom.

**Bathroom**

The family bathroom features a white suite with low level W.C, pedestal wash hand basin and panelled bath having a fixed glass screen and electric shower over. With ceramic tiling to floor and all walls and benefitting from an obscured and double glazed window and a centrally heated towel rail.

**Basement**

Having brick stair leading from the dining portion of the reception room and offering a useful storage space. With potential to convert subject to planning.

**To The First Floor**

The first floor landing has stairs rising form the reception room and gives way to both bedrooms whilst benefitting from a loft access hatch giving way to the loft storage area.

**Bedroom One**

The first bedroom is a large double, having a double glazed window to the front elevation, built in storage rails and display shelving.

**Bedroom Two**

Another good double room with rear facing double glazed window over looking the rear garden.

**To The Rear**

Accessed from the kitchen is the rear garden, which is south westerly facing and fence enclosed to three sides. It benefits from a paved dining terrace with slate paths leading past raised planters to the timber storage shed at the rear of the garden.

### Agents Notes
The vendor(s) have provided the above information, and Crabb Curtis stress that they have not checked the documentation to verify the status of the property, or information provided by the vendor. Crabb Curtis advise any potential buyer(s) to obtain verification from their solicitor. the next door neighbour at No 7 has right of access for occasion use to bring in the bins across the garden of this property.

### Council Tax
The vendor has informed us that the property is located within Warwick District Council and is Band B.

### Tenure
The vendor informs Crabb Curtis that the property is freehold. However, we have not checked the legal title to the property, and all interested parties should obtain verification through their solicitor or surveyor prior to committing to purchase the property.

### Fixtures & Fittings
Only those items expressly mentioned in the sales particulars will be included in the sales price.

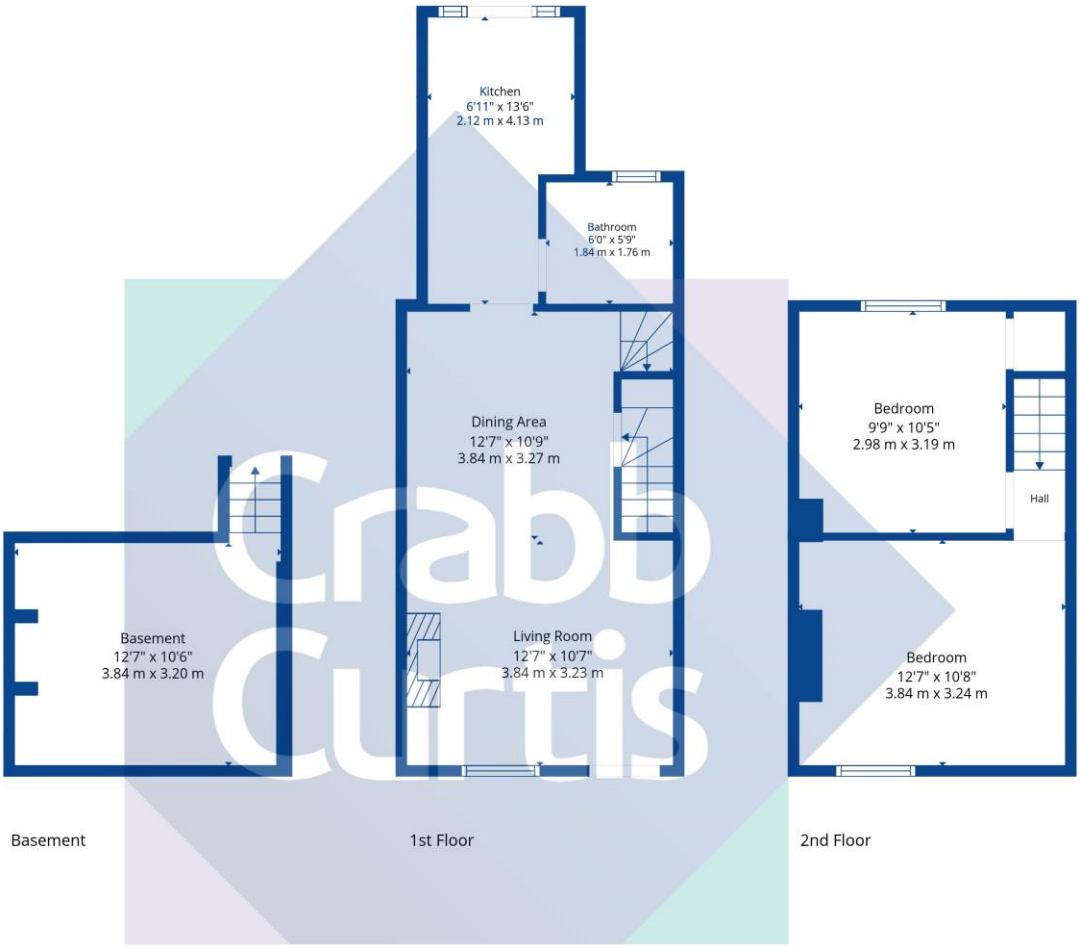
### Services
Crabb Curtis understands from the vendor that all mains drains, gas, electricity and water are connected to the property but have not obtained verification of this. Any interested party should obtain verification of this information via their solicitor or surveyor prior to committing to the purchase of the property.

### Referral Fees
We would like to make our customers aware that in addition to the fee we receive from a seller we may also receive a separate commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

There is no obligation for any party to use the services we refer to you, but should you decide to do so we confirm we would expect to receive a referral fee from them as shown on our website.

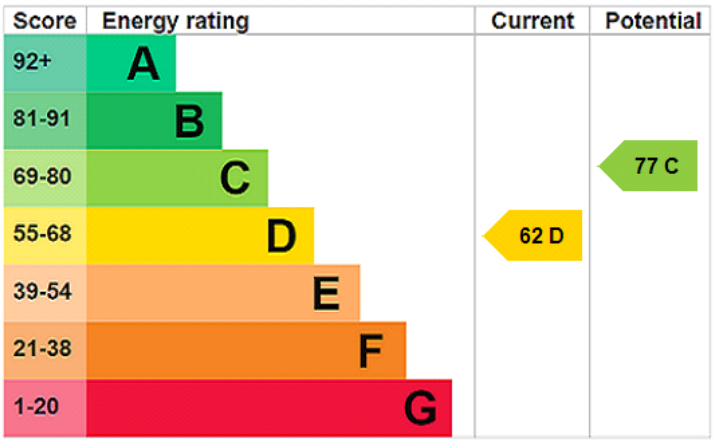







**Total: 665 sq. Ft, 62 m2**
Basement: 0 sq. Ft, 0 M2, 1st Floor: 395 sq. Ft, 37 M2, 2nd Floor: 270 sq. Ft, 25 m2
Excluded Areas: Basement: 139 sq. Ft, 13 M2, Walls: 113 sq. Ft, 10 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.




**Viewings:**
Viewing by appointment through Crabb Curtis

**Office opening times:**
Monday – Friday 9.00am – 5.30pm
Saturdays 9.00am – 3.00pm

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.