





Crabb Curtis

17 Coten End
Warwick | CV34 4NT

Offers Over: £260,000





17 Coten End comprises:
Coten End is set back from the road and is approached via a public pathway leading to main entrance door opening to:

Lounge/Dining Room
Window to front aspect, feature exposed beams to the ceilings and walls, two wall mounted lights, wood effect flooring and feature inglenook fireplace with gas burner inset with stone surrond with wooden beam and brick laid hearth.

Kitchen
Window to rear aspect, feature exposed beams to the ceilings and walls, a ceiling spotlight, a ceiling light point, radiator, tiled flooring and a fitted kitchen comprising of: range of wall, drawer and base units with wood-effect worksurfaces, inset one and half bowl sink with mixer tap over, inset original style stove to brick chimney breast, space for standing fridge/freezer and door to:

Bathroom
Window to rear aspect, ceiling light point, tiled flooring, partially tiled walls and a suite comprising: low-level flush w.c., wall mounted wash hand basin with mixer tap, encased in a vanity unit, P-shaped bath with mixer tap and shower over bath with glass screen.

First Floor Accommodation
Stairs lead from the kitchen to:

Bedroom One
Window to front aspect, feature exposed beams to the ceilings and walls, wall mounted lights, radiator, feature inset original style fireplace with stone surrond with log burner, and original wooden style flooring.

Second Floor Accommodation
Stairs lead from Bedroom One to:

Study / Room Two
Window to front aspect, feature exposed beams to the ceilings and walls, high pitched ceiling, a ceiling light point, radiator, under eaves storage cupboard and loft hatch access.

Outside

Rear Garden
Accessed via the kitchen, walled garden with a paved seating area leading to a stone-laid pathway to a further paved area.

Garage
Single garage with up and over door en-bloc.

Agent Notes
1. Please note that 17 Coten End is Grade II Listed and was given listing status in March 1973. List Entry Number: 1364816
2. Crabb Curtis have been informed that Garage 30, St John's Court, Coten End, Warwick will be included in the sale of the property under a separate title: WK253144. There is a lease of 125 years granted from March 1978, with 80 years remaining. There is a annual ground rent of up to £155.00.
3. Crabb Curtis have been unable to verify whether historic works to the property required and/or obtained any necessary planning or building regulation control.
4. The vendor informs Crabb Curtis that the property benefits from rights of way over the passage between 17 & 19 Coten End, and over the pathway to the side of the rear garden.

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.

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

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.

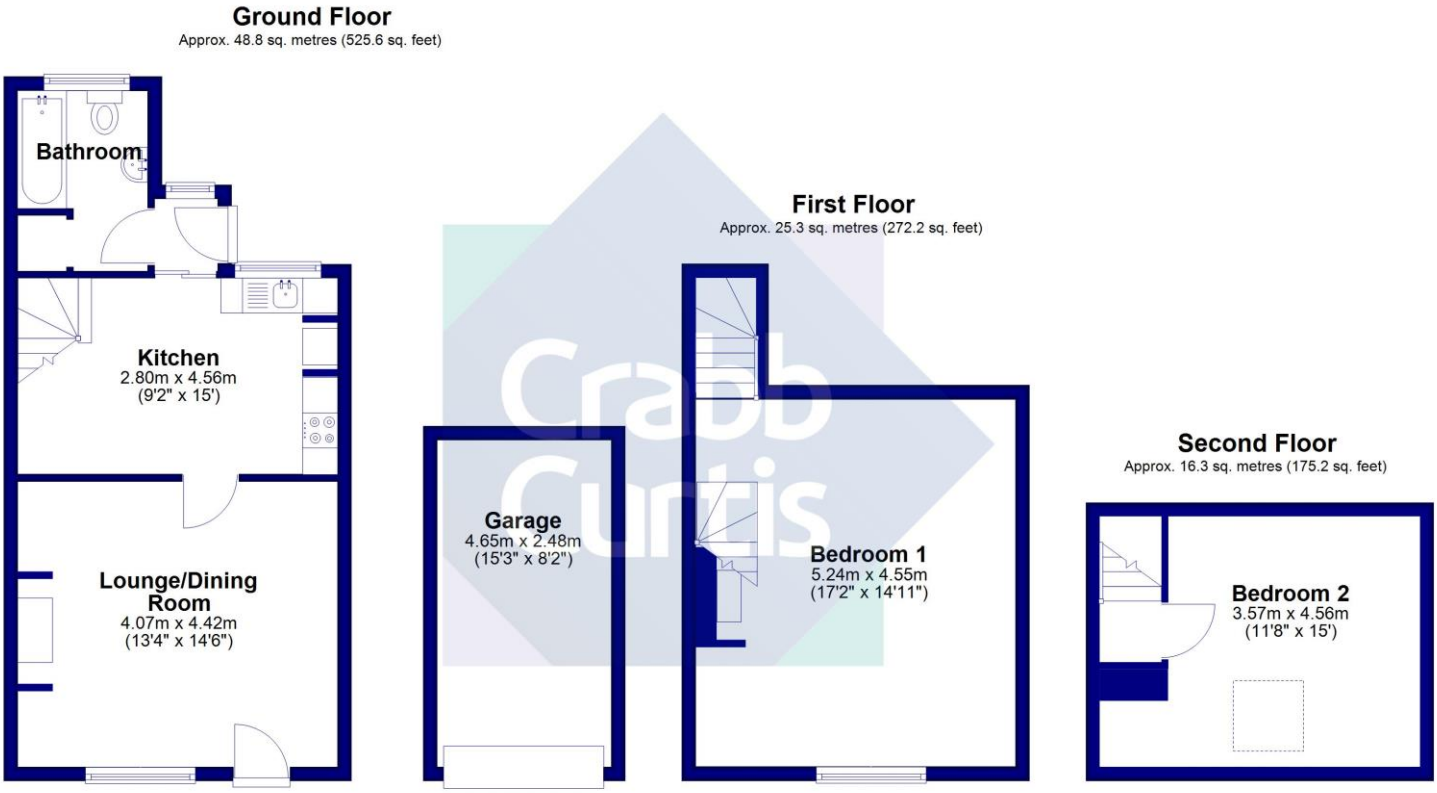
There is no obligation for any party to use the services we refer to you but should you decide to do so we confirm we would expect to receive a referral fee from them as shown on our website.

General Information
These particulars do not form part of the contract of sale due to the possibility of errors and/or omissions. They have been prepared in good faith as a general outline only and all measurements are approximate. Prospective purchasers should satisfy themselves to the accuracy of the information contained. The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not verified the property's structural status, ownership, tenure, planning/building regulation status or the availability or operation of services and or appliances. Any prospective purchaser is advised to seek validation of all above matters prior to expressing any formal intent to purchase.

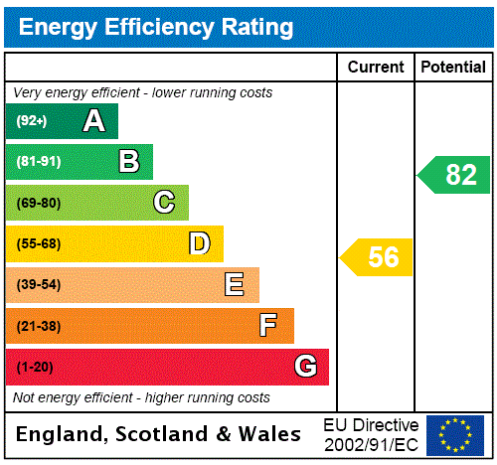
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Total area: approx. 90.4 sq. metres (973.0 sq. feet)



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.