



WOODVILLE ROAD, WARWICK

CV34 5BS

GUIDE PRICE £360,000
FREEHOLD

Set at the heart of the historic town of Warwick, is this beautifully presented three-bedroom terraced home. With a wealth of amenities within walking distance and a generous amount of space on offer, this lovely home has much to offer its next owners.

4, WOODVILLE ROAD, WARWICK,

• Characterful Home • 3

Bedrooms • Beautifully Presented • Permit
Parking • Open Plan Kitchen/Diner • Brick Built
Store • Enclosed Rear Garden • Close To
Amenities • Good Road Links Nearby



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Upon entering the property, you are welcomed into an entrance hallway that leads to all other rooms within the home.

At the front of the home, you will find the beautifully presented lounge that is flooded with natural light thanks to the bay window and has a genuinely homely feel due to the characterful feature fireplace. This room offers the perfect spot to relax of an evening and is complete with fitted cupboards and shelving.

Flowing towards the rear of the home is the open plan kitchen/diner, that is fully fitted with a range of wall and base units and oozes with character thanks to the feature fireplace. The kitchen is complete with an integrated dishwasher, fridge/freezer, electric oven, gas hob, undercounter space for a washing machine and ample room for a family dining table. The kitchen/diner also conveniently gives access to the rear garden through French doors.

Upstairs briefly comprises of three bedrooms and a family bathroom.

The main bedroom is situated at the rear of the home, is a good-sized double room that has lots of space for freestanding furniture.

Bedroom two is a further good sized double room located at the front of the home and bedroom three is a single room that would also lend itself to the perfect home office or nursery. The family bathroom is conveniently located between all

bedrooms and is finished to a good standard in keeping with the rest of the home. The bathroom is fitted with a modern tiled suite and is inclusive of a separate bath and shower cubicle.

Outside, this beautiful home is blessed with an enclosed rear garden that is laid mainly to lawn and is finished with a patio and decked area that offers the perfect spot for alfresco dining and entertaining guests.

This lovely home also benefits from a brick-built store that is complete with electrics and is currently being used as extra space for white goods.

This attractive property also offers on street permit parking, gas central heating and double glazing throughout.

Within the catchment area of Coton End school, surrounded by a wealth of history and within walking distance of lots of amenities, including a short walk to train station with direct link to Birmingham and London, this home is a fantastic proposition for its next owners.

Permit Parking: £25 each per annum, up to 2 residents + 1 visitor space

Tenure: Freehold

Council Tax Band: C

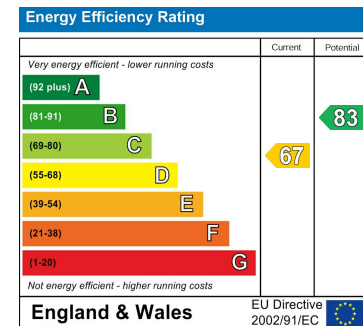
Local Authority: Warwick District Council

EPC: D



WOODVILLE ROAD





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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

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