





Beauchamp Road  
Warwick CV34 5NU

for sale offers in excess of  
**£365,000**



### Property Description

\*\*\*NO ONWARD CHAIN\*\*\* In brief, the property comprises, entrance hall, spacious lounge through to dining area and open plan kitchen to rear. With a utility space and downstairs W/C. On the first floor there are three bedrooms and a family bathroom. The property further benefits from an enclosed rear garden, driveway and EV charging point.

The property is within a short 9 minute drive or 25 minute walk of Warwick Town Centre and its famous Warwick Castle. Warwick is a market town which offers a great selection of high street & independent shops as well as a wide range of restaurants, bars and coffee shops. Warwick is a lively town which hosts an annual food and drink festival, weekend markets and other local events. The property is also ideal for easy access into Leamington Spa and all of its shops and amenities.

The location is perfect for commuters north and south. Warwick train station is less than a 20 minute walk and has regular services to London and Birmingham, Warwick Parkway is a 9 minute drive.

### Approach

The property benefits from off road parking and an EV charging point.

### Entrance Hall

Wooden flooring with stairs leading up to First Floor Landing, door to;

### Dining Room

11' 9" x 11' 11" ( 3.58m x 3.63m )

Continuation of wooden flooring with alcove storage, archway to lounge and archway to kitchen providing an open plan living aspect.

### Lounge

9' 11" including bay window x 11' ( 3.02m including bay window x 3.35m )

### Kitchen

14' 7" x 12' 1" ( 4.45m x 3.68m )

A large open plan kitchen with a feature island, fitted base and wall mounted units surround the room providing plenty of storage space, with contemporary work surfaces over with a built in sink and drainer. The kitchen also benefits from a Rangemaster cooker with cooker hood over. There is a range of spaces for a large style fridge/freezer and under counter appliances. To the rear is access into the utility space, and French doors to the rear out into the garden.

### Utility Room

Door to W/C and door to rear garden. Space and plumbing for utility appliances.

### Downstairs W/C

Fitted with a W/C, tiled flooring and window to rear.

## First Floor Landing

Stairs rising from entrance hall, access into all rooms, loft access and store cupboard.

## Bedroom Three

12' 2" x 8' 6" ( 3.71m x 2.59m )

Window to rear, fitted radiator and store area currently covered by a rail and curtain.

## Bedroom Two

17' 6" x 5' 6" minimum ( 5.33m x 1.68m minimum )

Window to rear with a Velux style window overhead.

## Bathroom

Fitted suite comprising of a bath with hot and cold taps, wall hung basin with mixer tap, concealed flush W/C, chrome shower cubicle and window to side.

## Master Bedroom

14' 11" x 9' 11" ( 4.55m x 3.02m )

With windows overlooking the front elevation and a radiator.

## Outside

## Rear Garden

An extensive sized rear garden with lower paved patio level with access to the front of the property. Steps up to laid lawn with play area to rear - with artificial lawn and summerhouse.















This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01926 403308**  
**E [warwick@connells.co.uk](mailto:warwick@connells.co.uk)**

14 High Street  
 WARWICK CV34 4AP

**EPC Rating: C**

Tenure: Freehold

**view this property online [connells.co.uk/Property/WAR107103](http://connells.co.uk/Property/WAR107103)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WAR107103 - 0004