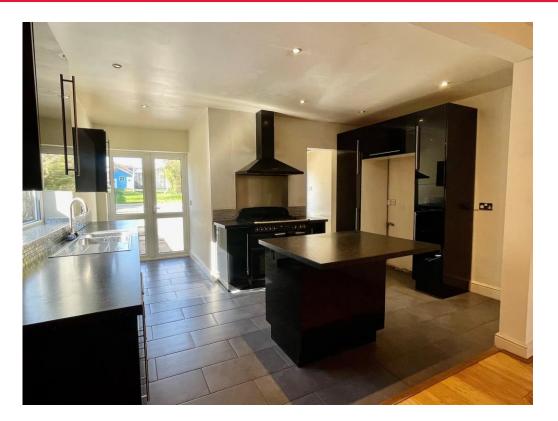


Beauchamp Road Warwick



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

Outside

Rear Garden

summerhouse.

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.

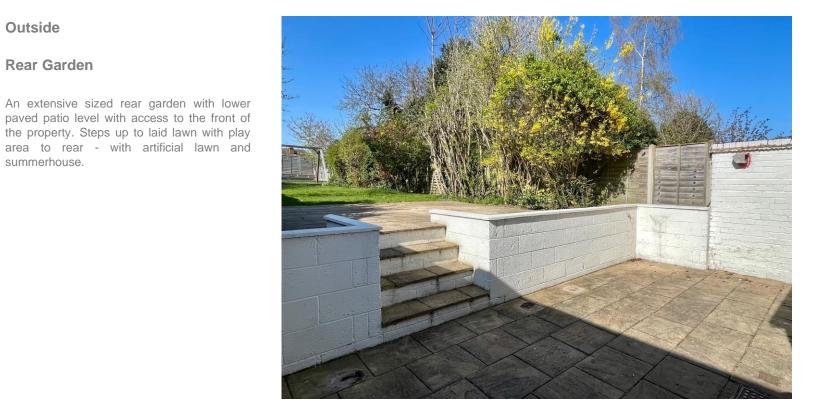
Bathroom

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.











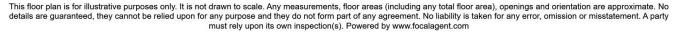






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EPC Rating: C

Tenure: Freehold





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