

BELVOIR!

Guide Price £325,000



11 Humphris Street

, Warwick CV34 5RA

Introducing a charming 2-bedroom, 3-storey terraced house which seamlessly blends modern comfort with classic charm. Located in Warwick and close to Leamington, the residence offers excellent transport links and a range of amenities, providing an ideal mix of suburban tranquillity and urban accessibility.

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ACCOMMODATION

This thoughtfully designed property is split over three levels:

Basement:

The lower level features a spacious and well-equipped kitchen with a breakfast bar, gas hob, and traditional Belfast sink. A convenient utility room for laundry and additional storage, along with a bathroom, and separate access to the garden complete this floor.

Ground Floor:

The entrance from the street opens into a welcoming hallway, leading you to a generously sized dining room at the front of the house and a comfortable living room at the rear. The living room provides access to a WC and the back garden.

First Floor:

Discover a spacious bedroom at the front, flooded with natural light, and a peaceful second bedroom at the rear. The main bathroom on this floor is luxuriously appointed with both a bath and a separate shower cubicle.

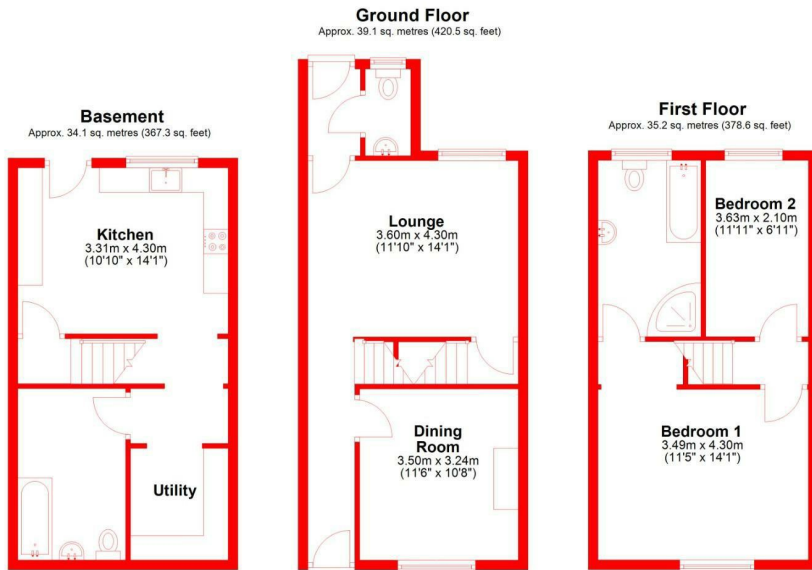
External Features:

The garden, laid to turf, with mature shrubs and planting, provides a tranquil outdoor space. A practical garden shed at the back adds functionality, and on-street parking is hassle-free with plenty of spaces available, and no permit is required. Additionally, convenient access to the house is granted via a passageway at the back of the garden.

Utilities:

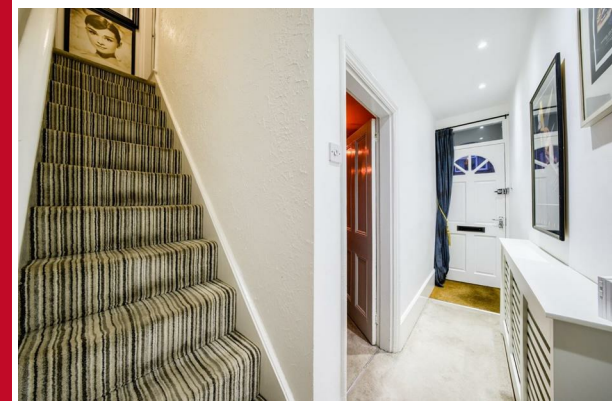
Enjoy the convenience of both gas and electric services in this well-equipped property.

Conveniently located and tastefully appointed, this terraced house in Warwick is a perfect blend of modern living and classic style. Don't miss the opportunity to make this house your home!



Total area: approx. 108.4 sq. metres (1166.4 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.