



Edward Street, Warwick, CV34 4JU

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

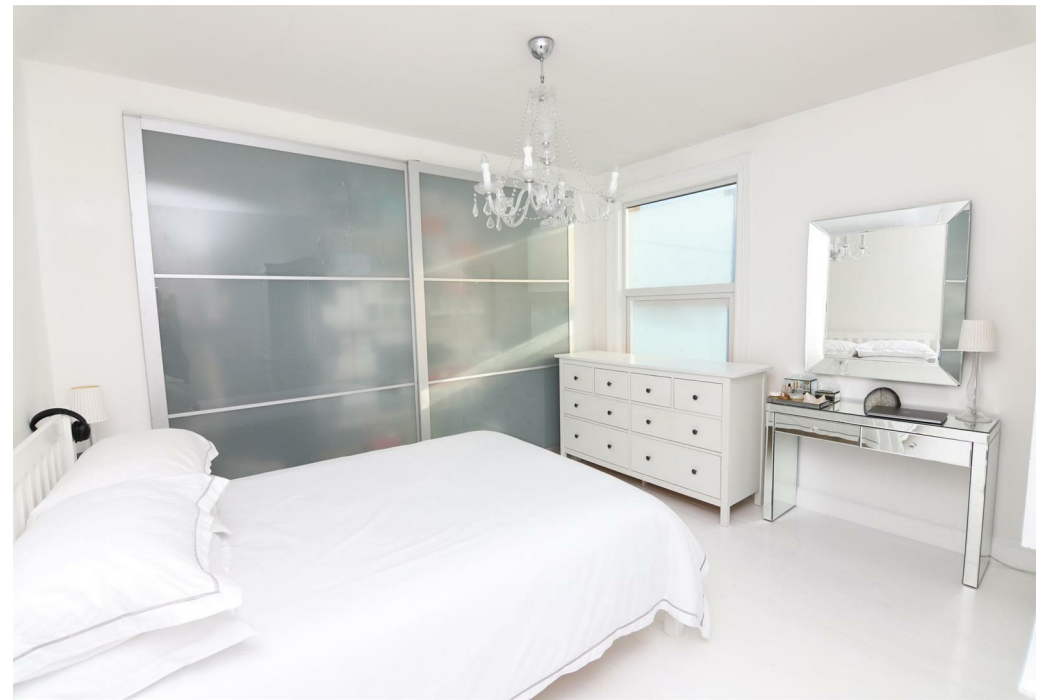
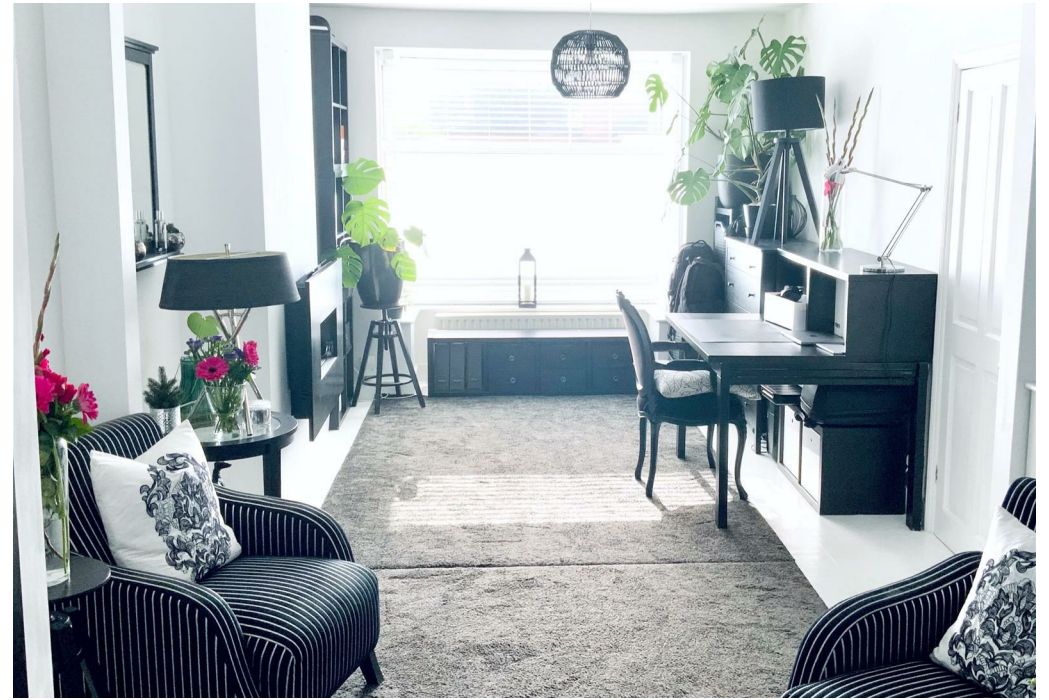
A nicely presented terraced Edwardian property offering scope to extend (subject to usual consents) and being in a quiet no through road within walking distance to the many amenities of Warwick town centre, train Station, St Nicholas and Priory Parks plus historic Warwick Castle.

This spacious home offers entrance hallway, open plan living/dining room, modern fitted kitchen and an outbuilding used as a utility room. To the first floor the property has two double bedrooms, a contemporary styled bathroom with separate shower. There is also access to the loft which is boarded, plus a pull down ladder and offers a variety of uses.

To the rear of the property is a very private and low maintenance garden set over two levels. This garden offers a super selection of small trees and shrubs with a gate giving rear access.

This property is in a highly sought after area of Warwick so please call the office today to book your viewing appointment!





Key Features

- Highly sought after central location
- Edwardian terraced property
- Positioned on a no through road
- Living room into bay
- Two double bedrooms
- Potential to extend further subject to usual consents
- Attractive garden to the rear
- Energy rating D

Guide Price
£319,950

EPC Rating - D

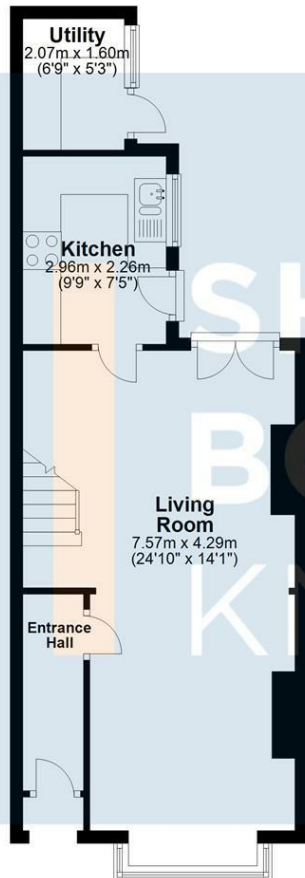
Tenure - Freehold

Council Tax Band - C

Local Authority -
Warwick District Council

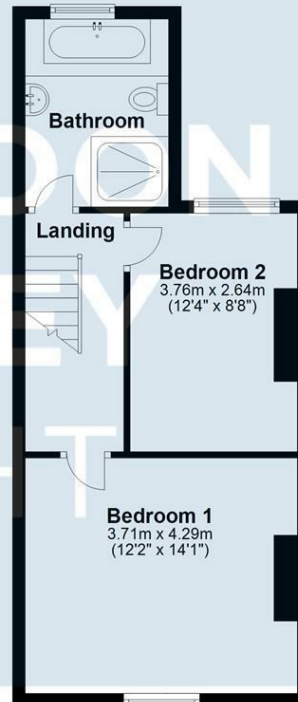
Ground Floor

Approx. 43.5 sq. metres (467.9 sq. feet)



First Floor

Approx. 39.4 sq. metres (424.4 sq. feet)



Total area: approx. 82.9 sq. metres (892.3 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.
Plan produced using PlanUp.