



**Guys Cliffe Terrace, Warwick, CV34 4LP**

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# Property Description

A wonderfully presented two bedroom mid terrace period style family home being in a highly sought after location and giving superb access to Warwick town centre, the local train station and nearby Priory and St Nicholas parks.

Internally this well looked after home comprises of an entrance hallway, living room into bay, separate dining room giving garden access, kitchen, and a family bathroom. To the first floor there are two bedrooms and a shower room whilst the top floor has a very useful loft space. There is also a cellar which gives a super space for extra storage or a number of other uses.

Outside the south facing garden is very private and mainly laid to patio but also giving a nice selection of trees and shrubs.

A viewing is highly recommended so please call the office to book your appointment.







## Key Features

- Well presented mid terrace family home
- Within walking distance to town centre
- Excellent access to the train station
- Highly sought after location
- Set over four levels
- South facing private courtyard garden to the rear
- Two bathrooms
- Very useful basement area offering a number of uses
- Energy rating E

**Offers Over  
£375,000**









EPC Rating - E

Tenure - Freehold

Council Tax Band - C

Local Authority  
Warwick





We routinely refer clients to both our recommended legal firm and a panel of financial services providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee.

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