



Humphris Street, Warwick, CV34 5RA

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

With accommodation split over three levels a nicely presented mid terrace period home being conveniently positioned for both Warwick and Royal Leamington Spa town centres and the many shopping entertainment and transport facilities on offer.

Internally this stylish home comprises of a dining room and lounge on the ground floor. The lower ground has a modern kitchen/breakfast room, bathroom and separate utility whilst to the top floor there are two generous bedrooms and a shower room.

To the rear there is a lovely lengthy garden which has a patio section with the majority of the garden being laid to lawn and a raised decked to the very rear. This garden has a selection of small trees and shrubs and has a good degree of privacy.

We understand the neighbouring properties have a right of way across the garden for fire safety access.



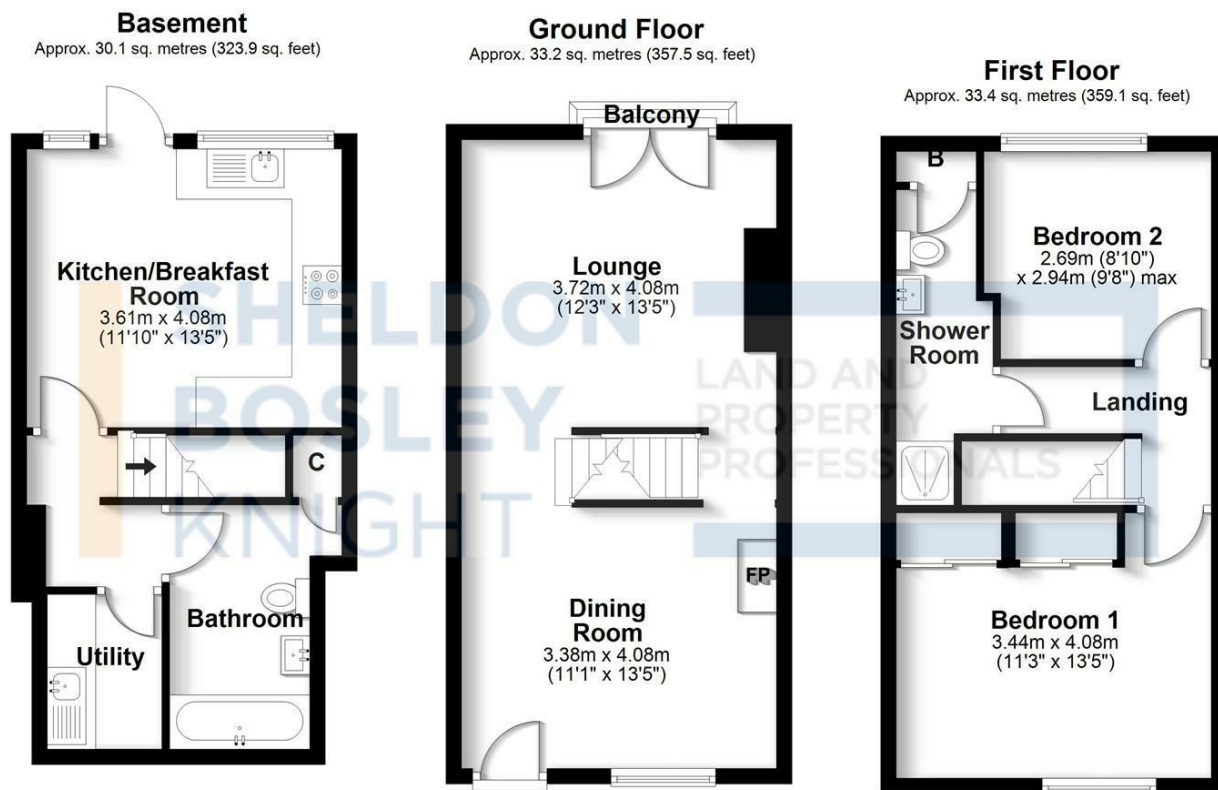


Key Features

- Stylish mid terrace period home
- Accommodation set over three floors
- Lengthy garden to the rear
- Well presented throughout
- Separate bathroom and shower room
- No through road
- Convenient access to both Warwick and Royal Leamington Spa
- Popular residential location
- Flexible accommodation
- Energy rating C

**Offers Over
£325,000**





Total area: approx. 96.7 sq. metres (1040.6 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.

Plan produced using PlanUp.



EPC Rating - C

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.

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS