



Guys Cliffe Terrace, Warwick, CV34 4LP

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

\*\*\* AVAILABLE 12th DECEMBER \*\*\* This three-bedroom Victorian terrace has been wonderfully transformed throughout to create a modern, stylish family home. The property is situated in a highly sought-after neighbourhood, within walking distance of good local amenities to include Warwick Town Centre, local shops and Warwick Railway Station. The area also boasts good local schools.

This inviting home comprises in brief: Entrance Hall, living room to the front elevation with character bay window and feature cast iron fireplace. Open plan dining room through to extended kitchen with direct access to the courtyard style garden, appliances included (integrated fridge and dishwasher) access to the basement.

To the first floor: Generous double bedroom with additional feature fireplace surround, single bedroom/infants' room/office, family bathroom with full suite including shower over bath.

To the second floor: Spacious dormer attic bedroom with Juliet Balcony and fabulous views, ensuite shower room with plentiful savvy storage. Sizable separate storage room across from the main bedroom which could be utilised as additional office space.

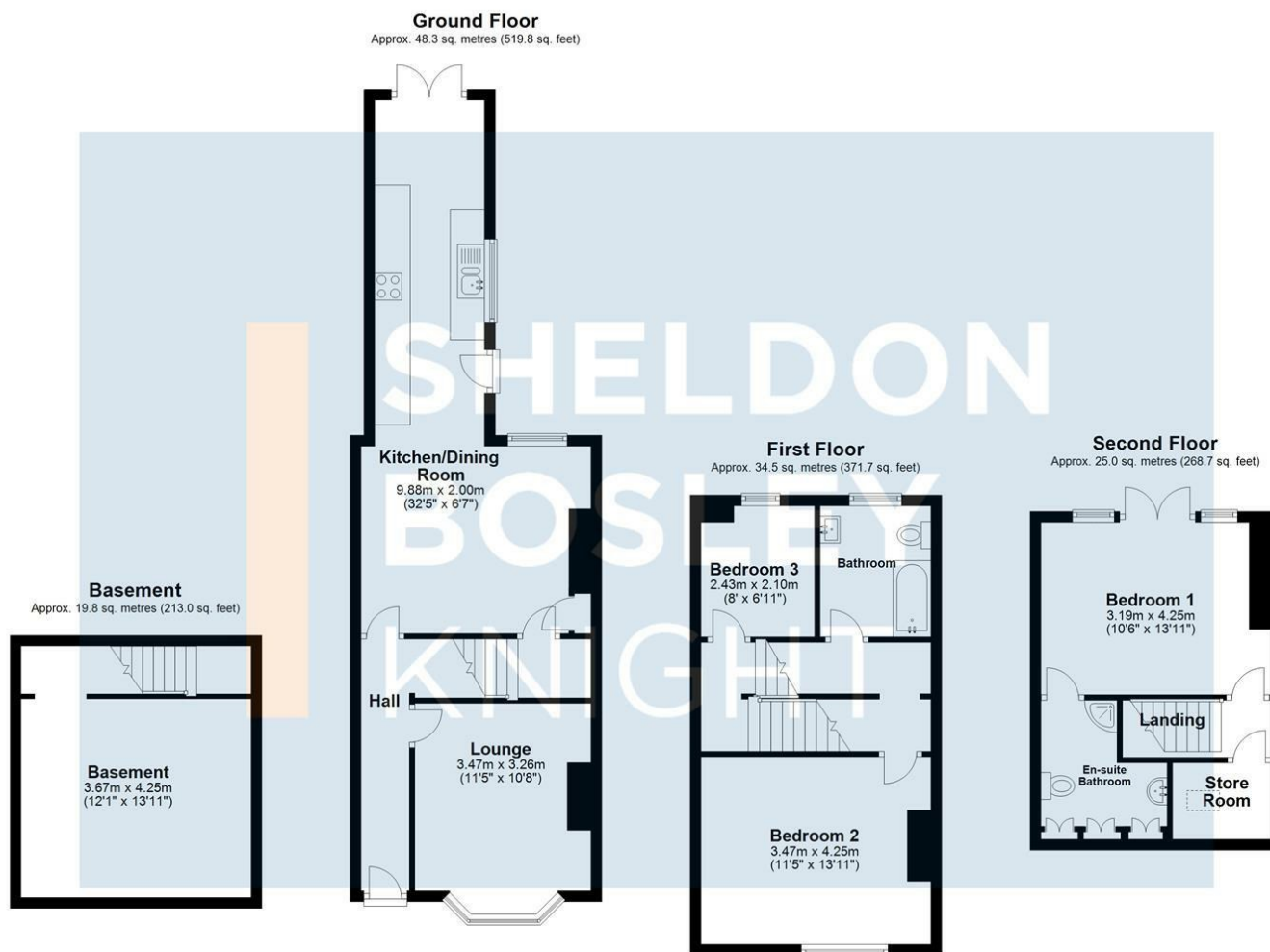
With a pretty South facing courtyard garden and on street permit parking, this property is offered UNFURNISHED. Energy Rating D. Council Tax Band C.











Total area: approx. 127.6 sq. metres (1373.2 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.

## Key Features

- AVAILABLE 12th DECEMBER
- Warwick
- Victorian Terraced House
- Three Bedrooms, Two Bathrooms
- Desired Location
- Walking Distance to Town Centre
- Reputable Schools Nearby
- Easy Access to Train Station
- Energy Rating D
- Council Tax Band C

**£1,795 PCM**