



6 Lyttelton Road, Warwick, CV34 5EW
Guide Price £250,000

charlesrose.

This charming terraced property has undergone some lovely alterations over the time that our current owners have enjoyed living there. It is presented to a lovely standard throughout with lovely decor, fashionable and contemporary kitchen and bathroom and offers a fabulous sized rear garden that has been maintained offering seating and entertaining space. Upon entry, the entrance vestibule gives way to a living room with handy storage beneath the stairs. In turn you enter into the modern and bright dining kitchen with doors out to the garden. The first floor landing gives access to the loft and to both of the large double bedrooms together to the modern and beautifully presented bathroom. There are gardens to the front which also give side access to the rear garden of which is a fantastic size with paved patios, lawns and timber shed.

LOCATION

Lyttleton Road is located the edge of Warwick close to the train station and local amenities. It allows easy access in to the town centre and is close to the connections of the major road networks with junctions on to the M40 close by.

ON THE GROUND FLOOR

Entrance Vestibule

With stairs rising to the first floor and door leading into the charming living room.

Living Room 13'11" x 12'1" (4.26m x 3.69m)

A charming and well proportioned living room with focal electric fireplace, lovely modern and warm decoration and arge storage cupboard beneath the stairs. A doors leads you through to the modern dining kitchen.

Dining Kitchen 14'8" x 8'3" (4.49m x 2.52m)

This beautifully presented modern dining kitchen offers a clean and contemporary suite of eye level and base units finished in a gloss white with complementary works surfaces, tiled splash backs and inset ceramic sink. There are spaces and plumbing for an oven, washing machine and dishwasher and also room for a table and chairs together with door leading out to the garden.

ON THE FIRST FLOOR

Landing

With loft access point and doors leading to all rooms on this level.

Bedroom One 12'8" x 11'1" (3.88m x 3.39m)

A large double bedroom located to the front with fitted storage cupboard and finished once again in a lovely modern decor.

Bedroom Two 11'5" x 10'6" (3.50m x 3.21m)

A further good sized double bedroom with views out to the back over the rear gardens.

Bathroom 8'7" x 9'1" (2.63m x 2.78m)

A modern and contemporary white bathroom suite with P-shaped bath having a shower over with glass screen, wash hand basin and wc. Both the walls and floors are finished with a grey tile.

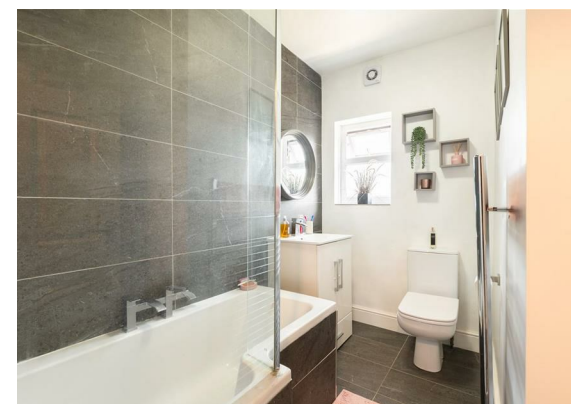
OUTSIDE

Front

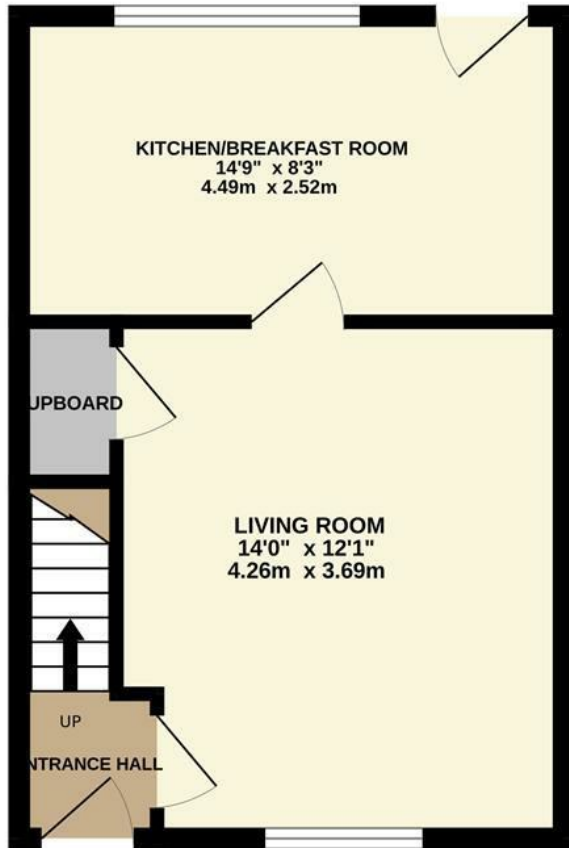
There is a front fore garden which is mainly laid to lawn with pathway leading to the main front door and passageway leading to the rear garden.

Rear

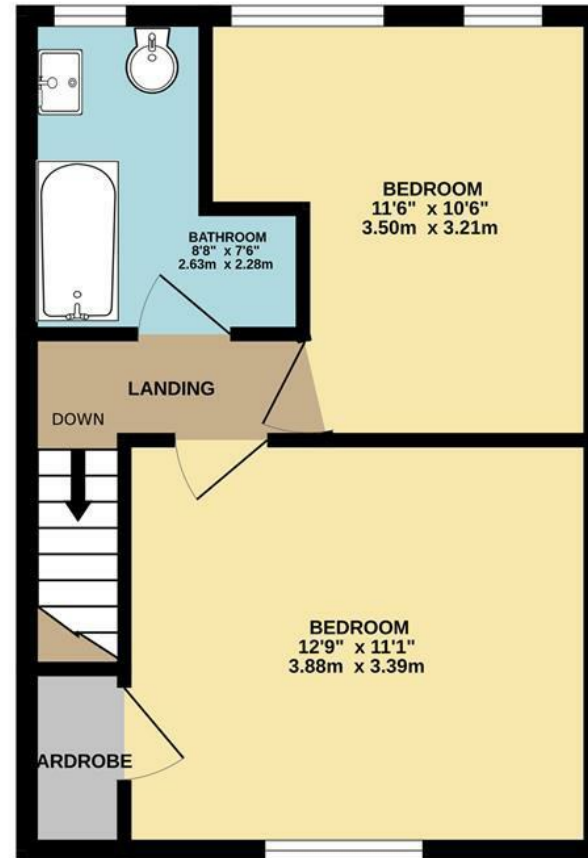
This sizeable rear garden offers two paved seating areas with room for dining and seating together with a timber shed handy for storage. There is a large lawn on offer.



GROUND FLOOR
328 sq.ft. (30.5 sq.m.) approx.



1ST FLOOR
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 675 sq.ft. (62.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating			
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

